

Island Plan Strategic Policy Framework

- Policy SP1 – Spatial Strategy
- Policy SP2 – Efficient Use of Resources
- Policy SP3 – Sequential Approach to Development
- Policy SP4 – Protecting the Natural and Historic Environment
- Policy SP5 – Economic Growth and Diversification
- Policy SP6 – Reducing Dependence on the Car
- Policy SP7 – Better by Design

Key Assumptions in the Supporting Text

The spatial strategy of the Island Plan is based on the following hierarchical sequence of principles:

- Development within the main Built-Up Area of the Town of St. Helier
- Development within the Built-Up Area outside the town of St. Helier including those parts of the Island’s urban environment identified and defined in the hierarchy of settlements and defined on the Proposals Maps.
- Development of brownfield land outside the Built-Up Area, to meet an identified need and where it is appropriate to do so.
- In exceptional circumstances, the development of land outside the Built-Up Area to support the rural economy or parish communities, to meet an identified need and where it is appropriate to do so.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Benefits would be felt across rural parts of the Island primarily as Policy SP1 clearly focuses new development to the Island’s built up areas	Permanent	High	Overall the combination of policies is likely to protect terrestrial and freshwater biodiversity in the short through to the long-term. It is considered unlikely that this suite of policies would offer enhancement	Policy SP1 - + Policy SP2 - + Policy SP3 - + Policy SP4 - +

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				including St. Helier. However, the scope of Policy SP4 also includes a wider focus upon protection of the natural environment which should help to ensure that new development, irrespective of its location should not adversely affect such resources and so their may also be benefits in urban areas.	Permanent Temporary	Low High	<p>opportunities.</p> <p>Policy SP1 states that development will only be considered on greenfield land in exceptional circumstances. Therefore, this policy will have indirect beneficial effects on the protection of terrestrial and freshwater biodiversity in greenfield areas. The focus of the spatial strategy upon promoting development in St. Helier should indirectly protect a number of the designated sites outside of St. Helier as there are no sites within the settlement.</p> <p>Climate change is a threat to all habitats and species as they will need to adapt in the long-term. Policy SP2 will have indirect long term beneficial effects on biodiversity as it seeks to limit carbon dioxide emissions from new development. However, climate change is a global phenomenon and so actions outside of Jersey are likely to affect Jersey's climate and its biodiversity resources. Although this policy should be viewed as a strength. Policy SP3 also offers benefits to biodiversity by focusing development into urban rather than rural locations. Policy SP4 will have positive effects on</p>	<p>Policy SP5 - 0</p> <p>Policy SP6 - +</p> <p>Policy SP7 - 0</p>

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>biodiversity as it seeks to protect 'Jersey's biodiversity'. Jersey supports a diverse range of habitats and species and it is essential that they are protected.</p> <p>Policy SP6 could offer indirect benefits to biodiversity resources by reducing emissions from vehicular sources.</p> <p><i>Policy SP4 could be strengthened to make it more proactive such that it encourages the delivery of biodiversity enhancement measures rather than focusing solely upon protection.</i></p>	
2) To protect and enhance coastal and marine biodiversity	+	+	+	Biodiversity resources across coastal areas including designated sites (Ramsar and SSI) would benefit.	Permanent	High	<p>There is a general presumption in this section of the Island Plan against development in coastal locations. This is considered particularly important owing to the very high value of the marine and coastal environment of Jersey.</p> <p>Policy SP1 states that development will only be considered outside built up areas if it is appropriate to coast and countryside, appropriate brownfield land or Greenfield land in exceptional</p>	<p>Policy SP1 - +</p> <p>Policy SP2 - +</p> <p>Policy SP3 - 0</p>

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>circumstances. Therefore this policy should indirectly protect coastal and marine biodiversity by avoiding development in these areas unless absolutely necessary.</p> <p>The effects of climate change upon the coastal environment of Jersey are highly uncertain. However, Policy SP2 encourages local action and promotes a reduction in carbon dioxide emissions which should have benefits in the long-term.</p> <p>The text supporting Policy SP4 clearly states that the Island Plan seeks to protect Jersey's marine environment.</p>	<p>Policy SP4 - +</p> <p>Policy SP5 - 0</p> <p>Policy SP6 - 0</p> <p>Policy SP7 - 0</p>
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable	Permanent	High	<p>The focus of this chapter of the Island Plan is not specifically upon the provision of housing and meeting housing needs, rather upon directing development to the most appropriate locations. For this reason, effects are considered to be neutral. However, a number of policies in this chapter will be relevant when new housing development is brought forward.</p>	<p>Policy SP1 – 0</p> <p>Policy SP2 – 0</p> <p>Policy SP3 – 0</p> <p>Policy SP4 – 0</p> <p>Policy SP5 – 0</p> <p>Policy SP6 – 0</p> <p>Policy SP7 – 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
4)To encourage the development of sustainable communities ¹	+	+	+	Benefits are likely to be realised across the Island but particularly in St. Helier where new development would be focused which could help to regenerate parts of the town.	Permanent	High	Whilst no one policy specifically addresses the development of sustainable communities, a number of the policies set a clear framework for ensuring that development occurs in the most appropriate locations (Policies SP1, SP3) as well as ensuring that new development is accessible (SP6) and of a high quality design (SP7) which could lead to a better quality of life for communities. There is a clear focus upon promoting development in built-up areas and in St. Helier which should ensure that new development is accessible to existing facilities and services. Furthermore, the existing character of rural areas across the Island should also be protected from development and potential adverse effects upon their character and sense of place – this is clearly established within Policy SP3. Policy SP4 should help to protect the	Policy SP1 - +
								Policy SP2 - +
								Policy SP3 - +
								Policy SP4 - +
								Policy SP5 - +
								Policy SP6 - +

¹ The Department for Communities and Local Government defines a sustainable community as ‘a place where people want to live and work now and in the future’.

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>quality of the built and natural environment which is also vitally important for promoting places that people want to both live and work.</p> <p>Policy SP5 promotes new economic development opportunities which should help to contribute to economic growth in the long-term, which should ensure that employment opportunities are available for Jersey residents.</p> <p>Policy SP6 focuses upon reducing dependence on the private car and improving accessibility to pedestrian and cycle facilities. This should be beneficial to communities by helping to ensure that new development does not lead to increases in traffic which could cause a deterioration in the quality of the local environment for residential communities.</p>	Policy SP7 - +
5)To promote sustainable economic growth	+	+	+	It is considered that benefits are more likely to be felt in urban rather than rural areas as this is where the spatial strategy focuses development (SP1). However, the policy does not necessarily preclude rural	Permanent	High	<p>Policy SP5 clearly supports economic development and diversification and specially highlights the need for innovation.</p> <p>Policy SP3 directs new development to urban areas, for example new office development should be within the Town Centre and Esplanade Quarter. Therefore, it is likely that increased</p>	<p>Policy SP1 – 0</p> <p>Policy SP2 – 0</p> <p>Policy SP3 – 0</p> <p>Policy SP4 – 0</p> <p>Policy SP5 - +</p>

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
				development initiatives or new businesses in such locations.	Permanent Temporary	Low High	economic growth is likely to occur in urban areas.	Policy SP6 – 0 Policy SP7 – 0
6) To improve physical and mental health for all and reduce health inequalities	0	+	+	There are likely to be benefits across the Island.	Permanent	High	Whilst none of the policies specifically address health and well-being, there are likely to be indirect positive impacts as a result of pursuing these strategic policies. There is a focus upon new development in built up areas which should mean that opportunities are more accessible, as public transport links to this part of the Island are better than in other locations i.e. new housing should be appropriately sited in relation to health care facilities. The protection of the natural and built environment should also benefit general health and well-being in the long-term, for example, by protecting areas that are valuable for recreation. The focus of development in St. Helier should offer regeneration benefits in the long-term which should benefit the public realm. Policy SP6 could have indirect health benefits as it encourages new development to be accessible on foot	Policy SP1 - 0 Policy SP2 - 0 Policy SP3 - 0 Policy SP4 - 0 Policy SP5 - 0

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>or by bicycle which could help to improve activity levels.</p> <p><i>Policy SP7 could be improved such that it highlights the need for 'safety by design' principles to be part of achieving high design quality as this could also help to increase perceptions of safety which can affect overall well-being.</i></p>	<p>Policy SP6 - +</p> <p>Policy SP7 - +</p>
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	+	+	The strategy promotes the development of brownfield sites within urban areas which should help to reduce vacant brownfield land in such areas and indirectly protect rural and greenfield areas from development.	Permanent	High	<p>Policy SP1 states that development will be concentrated within the island's built up area, but that planning permission will be given for development on brownfield land outside of the built-up area which meets an identified need and where it is appropriate to do so. The policy should, therefore lead to the redevelopment and remediation of brownfield sites within and outside of the urban boundary where appropriate (however, there is not a significant stock of vacant/brownfield sites across the Island).</p> <p>Policy SP2 may offer indirect benefits by promoting efficient use of land and resources which could reduce the amount of land needed for development, particularly outside of the built-up area. The policy could also</p>	<p>Policy SP1 - +</p> <p>Policy SP2 - +</p> <p>Policy SP3 - +</p> <p>Policy SP4 - 0</p> <p>Policy SP5 - 0</p> <p>Policy SP6 - 0</p> <p>Policy SP7 - 0</p>

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							help to encourage the remediation of brownfield sites within the urban area. The sequential approach to development promoted through Policy SP3 should also help to encourage the re-use of vacant urban sites as it focuses development in St. Helier.	
8) To protect soil functions	+	+	+	The pursuit of a strategy which focuses development within built-up areas should lead to the indirect protection of soil functions in rural areas of the Island.	Permanent	Low	The focus of the spatial strategy is upon concentrating development in built-up areas which should offer indirect protection to greenfield areas and soil functions, for example carbon sequestration and infiltration. Policy SP2 also promotes the efficient use of land which should indirectly protect soil functions.	Policy SP1 - + Policy SP2 - + Policy SP3 - + Policy SP4 - 0 Policy SP5 - + Policy SP6 - 0 Policy SP7 - 0
9) To protect and enhance the quality and availability of water resources	-	-	-	Potential adverse effects across the island if appropriate water conservation techniques are not included as part of the design of new buildings.	Permanent	High	New development across the Island will lead to increased water resource demand. The issue of water use is not explicitly addresses in this part of the Island Plan. <i>It is recommended that within Policy SP2, reference is made for the need for water resources to be conserved and effective water management techniques to be incorporated into new</i>	Policy SP1 – 0 Policy SP2 - - Policy SP3 – 0 Policy SP4 – 0 Policy SP5 – 0 Policy SP6 – 0

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<i>development.</i>	Policy SP7 - 0
10) To protect and enhance coastal, intertidal and marine waters	+	+	+	The coastal and marine environment would benefit from the policies.	Permanent	High	<p>Policy SP1 states that development will only be considered outside built up areas if it is appropriate to coast and countryside, appropriate brownfield land exists or Greenfield land in exceptional circumstances. Therefore this policy will have indirect beneficial effects on the protection of coastal, intertidal and marine waters.</p> <p>Policy SP3 states that development will only occur in a coastal or countryside location where it is essential and a hierarchy will be followed when considering such proposals. This should indirectly protect the coastal and marine areas.</p> <p>Policy SP4 will have beneficial effects on coastal and marine waters as this policy seeks to protect Jersey's built and natural environment.</p>	Policy SP1 - +
								Policy SP2 - 0
								Policy SP3 - +
								Policy SP4 - +
								Policy SP5 - 0
								Policy SP6 - 0
								Policy SP7 - 0
11) To protect and improve air quality	0	0	+	There are likely to be benefits across the Island but particularly in the urban areas such as St.Helier where new development will be	Permanent	High	<p>Policy SP6 states that new developments must be able to demonstrate that they will fulfil a listed criteria including '<i>... it does not give rise to an unacceptable deterioration in air quality</i>' and '<i>...it does not give rise</i></p>	Policy SP1 - +
								Policy SP2 - +
								Policy SP3 - 0

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
				concentrated.	Permanent Temporary	Low High	<i>to unacceptable increase in vehicular traffic, air pollution...</i> therefore this policy should in the long-term help to protect the air quality of the Island. There is also a clear focus in Policy SP 2 on the need to limit carbon dioxide emissions from new development. The focus of the spatial strategy (Policy SP1) upon promoting new development within the urban areas should also help to protect air quality in the long-term, as the majority of facilities and amenities across the Island are concentrated in St.Helier and providing development in close proximity to these facilities could help to reduce the need to travel.	Policy SP4 - 0 Policy SP5 - 0 Policy SP6 - + Policy SP7 - 0
12) To limit and adapt to climate change	+	+	+	Likely to be benefits across the Island.	Permanent	High	Policy SP2 states that ' <i>Development should make the most efficient and effective use of land, energy and buildings to help deliver a more sustainable form and pattern of sustainable development and to respond to climate change</i> ' and ' <i>new development should be planned to minimise future vulnerability in a changing climate</i> ' therefore there is a	Policy SP1 - 0 Policy SP2 - + Policy SP3 - 0 Policy SP4 - 0 Policy SP5 - 0 Policy SP6 - +

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							clear focus upon reducing the carbon footprint of new development. Policy SP6 does not directly mention climate change. However it does cover reducing the dependence on the car which should reduce carbon dioxide emissions in the long-term.	Policy SP7 - 0
13) To increase energy efficiency and require the use of renewable energy sources	+	+	+	Likely to be benefits across the Island although most likely to occur in built up areas where new development will be focused.	Permanent	High	Policy SP2 states that ' <i>Development should make the most efficient and effective use of land, energy and buildings to help deliver a more sustainable form and pattern of sustainable development and to respond to climate change</i> ' therefore there is a clear focus upon energy efficiency.	Policy SP1 - 0 Policy SP2 - + Policy SP3 - 0 Policy SP4 - 0 Policy SP5 - 0 Policy SP6 - 0 Policy SP7 - 0
14) To protect and enhance the cultural heritage resource	+	+	+	Likely to be benefits across the Island, as there is an overarching policy that seeks to protect heritage resources. New development will be focused in built up areas and so there may be greater risks to resources	Permanent	High	Policy SP4, Protecting The Natural and Historic Environment states that ' <i>... the island's heritage assets – its archaeology, historic buildings, structures and places – which contribute to and define its unique character and identity will be key material considerations in the determination of planning applications</i> '	Policy SP1 – 0 Policy SP2 – 0 Policy SP3 – 0 Policy SP4 - + Policy SP5 – 0

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
				in urban areas like Listed Buildings being affected by new development, whilst this should indirectly protect resources in rural areas from development.	Permanent Temporary	Low High	therefore this policy seeks to protect the islands cultural heritage resource and fulfils this objective. The policy does not specifically address enhancement opportunities.	Policy SP6 – 0 Policy SP7 – 0
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Benefits would be felt across the Island and the focus of the spatial strategy upon development in St Helier and other built up areas should benefit townscape by helping to improve the quality of the public realm and this could indirectly help to protect seascape and the rural parts of the Island from development.	Permanent	High	The spatial strategy (Policy SP1) should help to promote improvements to the townscape and help to regenerate parts of St. Helier and this approach should indirectly protect other parts of the Island such as the coast and the landscape from the adverse effects of development. It is acknowledged within the St. Helier Urban Character Appraisal ² that there is a significant opportunity to revitalise St. Helier and improve the quality of its townscape and its overall vibrancy. Policy SP3 'Sequential Approach to Development' states that development which requires a coast or countryside location will be reviewed using a hierarchy which should ensure that the most valuable parts of the coastal	Policy SP1 - + Policy SP2 - 0 Policy SP3 - + Policy SP4 - + Policy SP5 - 0 Policy SP6 - 0

² WMUD (October, 2005) Urban Character Appraisal, St. Helier.

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>landscape are protected.</p> <p>Policy SP4, Protecting The Natural and Historic Environment focuses upon protecting countryside and coastal character and so offers protection to landscape, townscape and seascape.</p> <p>Policy SP7 seeks to protect and enhance the character of Jersey as it states '<i>All development must be of high design quality that maintains and enhanced the character and appearance of the area of Jersey in which it is located</i>'. These benefits would be felt across the Island as poor design that could potentially damage the setting of a building or area would not be permitted.</p>	Policy SP7 - +
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	+	+	+	Benefits would be felt across the Island.	Permanent	High	<p>Policy SP2 Efficient Use of Resources states '<i>new development should secure the highest viable resource efficiency, in terms of the re-use of existing land and buildings; the density of development; and energy efficiency</i>'. Therefore this policy fulfils part of this objective.</p>	Policy SP1 - 0 Policy SP2 - + Policy SP3 - 0 Policy SP4 - 0 Policy SP5 - 0 Policy SP6 - 0

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy SP7 - +
17) To promote the use of more sustainable modes of transport	+	+	+	There are likely to be benefits across the Island and a focus upon new development in St. Helier is beneficial from a general accessibility perspective as public transport links are best to this part of the Island.	Permanent	High	<p>Policy SP6 Reducing Dependence on the Car fulfils this objective in full as it states new large developments must be able to demonstrate that they are immediately accessible to existing or proposed pedestrian, cycle and public transport networks.</p> <p>The spatial strategy promoted through Policy SP1 should also help to facilitate greater public transport use as St. Helier is the main urban centre where most services and public transport links are provided.</p>	Policy SP1 - + Policy SP2 - 0 Policy SP3 - 0 Policy SP4 - 0 Policy SP5 - 0 Policy SP6 - + Policy SP7 - 0

General Development Control Policies

- GD1 – General Development Considerations
- Proposal 1 – Supplementary Planning Guidance
- GD2 – Demolition and Replacement of Buildings
- GD3 – Density of Development
- GD4 – Planning Obligations
- GD5 – Skyline, Views and Vistas
- GD6 – Contaminated Land
- Proposal 2 – Achieving Design Quality
- GD7 –Design Quality
- GD8 – Percentage for Art
- GD9 – Signs and Advertisements

Key Assumptions

The overall objectives are to ensure that development proposals conform to the relevant aspects of the Island Plan, to protect health, safety and amenity, to protect the historic and natural environment, to achieve more sustainable forms of development and to secure high standards of building design.

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Benefits across the Island	Permanent	High	Policy GD1 ' <i>General Development Considerations</i> ' states that development proposals should not be permitted unless the proposal does not seriously harm the Island's natural and historic environment, in accordance with Policy SP4 ' <i>Protecting</i>	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - +/-

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p><i>the Natural and Historic environment</i>, and should not have an unreasonable impact on the character of the coast and countryside (Policy NE1 <i>'Conservation and enhancement of biological diversity</i>, Policy NE2 <i>'Species Protection</i>', and Policy NE7 <i>'Green Zone</i>'). Development proposals also should not have an unreasonable impact on important open space, natural features, including trees, woodlands, hedgerows, banks, walls and fosses (Policy NE4 <i>'Trees, Woodland and Boundary Features</i>' and wildlife corridors (Policy NE3 <i>'Wildlife Corridors</i>'). Policy GD1 has the potential to directly contribute towards the Environmental Objective in the short, medium and long term.</p> <p>Policy GD2 states that the demolition of buildings should not adversely affect Sites of Special Interest. <i>This policy should also make reference to avoid adverse impacts on protected species and cross reference Policy NE2 in the plan as bats may be present in buildings that are planned for demolition.</i></p> <p>In the long-term, Policy GD6 could potentially help provide opportunities to improve biodiversity across the Island by promoting the remediation of contaminated areas across the Island.</p>	<p>Policy GD3 - 0</p> <p>Policy GD4 - 0</p> <p>Policy GD5 - 0</p> <p>Policy GD6 - +</p> <p>Proposal 2 - 0</p> <p>Policy GD7 - +</p> <p>Policy GD8 - 0</p> <p>Policy GD9 - 0</p>

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							Policy GD7 ' <i>Design Quality</i> ' states that development proposals should not be permitted where an appropriate mix of materials and plant species suited to both landscape and wildlife interests of the locality are not adequately addressed. Policy GD7 has the potential to indirectly contribute towards the Objective in the medium to long term through appropriate and suitable mitigation of impacts associated with development proposals.	
2) To protect and enhance coastal and marine biodiversity	+	+	+	Benefits in marine and coastal locations across the Island	Permanent	High	Policy GD1 states that development proposals will not be permitted unless the proposal does not seriously harm the Island's natural and historic environment, in accord with Policy SP4 ' <i>Protecting the Natural and Historic environment</i> ', and in particular, will not have an unreasonable impact on the character of the coast and countryside (Policy NE6 ' <i>Coastal National Park</i> ' and Policy NE5 ' <i>Marine Zone</i> '). Policy GD1 has the potential to directly contribute towards the Environmental Objective in the short, medium and long term as a result of the requirements to be met.	Policy GD1 - + Proposal 1 - 0 Policy GD2 - 0 Policy GD3 - 0 Policy GD4 - 0 Policy GD5 - 0 Policy GD6 - 0 Policy GD7 - + Proposal 2 - 0 Policy GD8 - 0 Policy GD9 - 0

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
3) To provide good quality affordable housing that meets the requirements of the local population?	0	0	0	Not applicable		High	These policies do not specifically address the provision of housing as this is addressed in Section 6 of the Island Plan.	Policy GD1 - 0
								Proposal 1 - 0
								Policy GD2 - 0
								Policy GD3 - 0
								Policy GD4 - 0
								Policy GD5 - 0
								Policy GD6 - 0
								Policy GD7 - 0
								Proposal 2 - 0
Policy GD8 - 0								
Policy GD9 - 0								
4) To encourage the development of sustainable communities	0	+	+	Benefits in areas identified for development across the Island.	Permanent	Low	A number of the policies are likely to indirectly contribute to this objective. Policy GD1 states that development proposals will not be permitted unless the proposal contributes towards a more sustainable form and pattern of development in accordance with the Island	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - +

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>Plan Spatial Strategy (Policy SP1 '<i>Spatial Strategy</i>'); the Efficient Use of Resources (Policy SP2 '<i>Efficient Use of Resources</i>'); and the Sequential Approach to Development (Policy SP3 '<i>Sequential Approach to Development</i>'). Proposed developments should also be of high quality design and, where appropriate, make provision for the hard and soft infrastructure that may be required as a result of the development. This should help to ensure that new development is well integrated into existing communities.</p> <p>Policy GD2 also clearly highlights the need for demolition and replacement of buildings to be sympathetic to amenity and the existing character of the area which should complement this objective.</p> <p>Policy GD3 may have potential to contribute towards the Environmental Objective through 'a more sustainable approach to the development and redevelopment of land in accord with the Strategic Policies of the Plan (Policy SP1 <i>Spatial Strategy</i>' and Policy SP2 '<i>Efficient Use of Resources</i>').</p> <p>Developers may be required to provide provisions of financial contributions to off-</p>	<p>Policy GD3 - +</p> <p>Policy GD4 - +</p> <p>Policy GD5 - 0</p> <p>Policy GD6 - 0</p> <p>Policy GD7 - +</p> <p>Proposal 2 - 0</p> <p>Policy GD8 - +</p> <p>Policy GD9 - 0</p>

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	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>site infrastructure and facilities, such as measures to assist public transport, cyclists or pedestrians, or alleviate traffic impacts, through the use of planning obligations were appropriate under Policy GD4 '<i>Planning Obligations</i>' which should ensure that new development does not adversely affect or compromise community facilities and should help to secure new facilities where needed.</p> <p>Policy GD7 '<i>Design Quality</i>' requires the design of safe pedestrian routes, access and parking and explicitly mentions designing out crime and facilitating personal safety and security which should help to reduce fear of crime.</p> <p>Policy GD8 '<i>Percentage for Art</i>' has the potential to indirectly contribute towards the Objective through promoting a sense of pride and place within the community through new public realm developments and public art.</p>	
5)To promote sustainable economic growth	0	0	+	Across the Island but particularly where new	Permanent	Low	Policy GD1 states that development proposals will not be permitted unless the proposal contributes towards a more sustainable form and pattern of	Policy GD1 - + Proposal 1 - 0 Policy GD2 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
				development occurs	Permanent Temporary	Low High	<p>development in accordance with the Island Plan Spatial Strategy (Policy SP1 '<i>Spatial Strategy</i>'); the Efficient Use of Resources (Policy SP2 '<i>Efficient Use of Resources</i>'); and the Sequential Approach to Development (Policy SP3 '<i>Sequential Approach to Development</i>'). Policy GD1 has the potential to indirectly contribute towards the Objective through sustainable development that will help build the foundation for sustainable economic growth.</p> <p>Similarly, the policies address the need for new development to be in keeping with the surrounding neighbourhood, for density of development to be considered and for views and vistas to be protected (<i>Policy GD5</i>).</p> <p>The provision of public art through Policy GD8 can enhance the public's enjoyment of the area, and may have the potential to indirectly encourage inward investment for economic growth.</p> <p>Collectively, the policies could have positive effects in the medium to long-term by helping to ensure that new development remains in keeping with the surroundings and helping to develop a high quality townscape which should help to ensure that the Island remains attractive</p>	<p>Policy GD3 - +</p> <p>Policy GD4 - 0</p> <p>Policy GD5 - +</p> <p>Policy GD6 - 0</p> <p>Policy GD7 - +</p> <p>Proposal 2 - +</p> <p>Policy GD8 - 0</p> <p>Policy GD9 - 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							for investment.	
6)To improve physical and mental health for all and reduce health inequalities	0	0	+	Benefits would be felt in areas identified for development, and within existing urban areas across the Island.	Permanent	Low	<p>Whilst none of the policies specifically address physical and mental health there could be indirect benefits as there is a clear focus upon protecting and enhancing the built and natural environment and ensuring that new development does not compromise existing neighbourhoods and amenity value.</p> <p>Policy GD1 states that development proposals will not be permitted unless they do not seriously harm the amenities of neighbouring uses and should not adversely affect the health, safety and environment of users of buildings and land by virtue of emissions to air, land, buildings and water including light, noise, vibration, dust, odour, fumes, effluent or other emissions. Policy GD1 may have the potential to directly contribute towards the Objective in the medium to long term.</p> <p>The provision of public art through Policy GD8 can enhance the public's enjoyment of the area, and may have the potential to indirectly improve mental health.</p> <p>Policy GD9 states that new signs and advertisements should not have adverse effects on public safety.</p>	Policy GD1 - + Proposal 1 - 0 Policy GD2 - + Policy GD3 - + Policy GD4 - 0 Policy GD5 - + Policy GD6 - 0 Policy GD7 - + Proposal 2 - 0 Policy GD8 - + Policy GD9 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	+	+	Benefits would be felt in areas identified for development, and within existing urban areas across the Island.	Permanent	High	<p>Policy GD1 includes a clause which states that development proposal should <i>'not adversely affect the health, safety and environment of users of buildings and land by virtue of emissions to air land...'</i> and this should ensure that new development does not cause land contamination.</p> <p>Policy GD6 permits development on contaminated land provided certain conditions are fulfilled. A new clause could be added into Policy GD6 stating that new development should not cause land contamination.</p>	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - 0
								Policy GD3 - 0
								Policy GD4 - 0
								Policy GD5 - 0
								Policy GD6 - +
								Policy GD7 - 0
								Policy GD9 - 0
8) To protect soil functions	0	+	+	Benefits would be felt in areas identified for development, and in other locations across the Island.	Permanent	Low	<p>Policy GD6 can indirectly contribute to the Objective by permitting re-use of brownfield sites and the treatment of contaminated land.</p> <p>Policy GD1 could also offer some indirect benefits by stating that development should not adversely affect areas of important open space and natural features such as woodlands, trees etc.</p>	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - 0
								Policy GD3 - 0
								Policy GD4 - 0
								Policy GD5 - 0
Policy GD6 - +								

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy GD7 - 0
								Proposal 2 - 0
								Policy GD8 - 0
								Policy GD9 - 0
9) To protect and enhance the quality and availability of water resources	0	+	+	Benefits would be felt in areas identified for development, and within existing urban areas across the Island.	Permanent	Low	Policy GD1 has the potential to contribute to the Objective by stating that development proposals will not be permitted unless the proposal contributes towards a more sustainable form and pattern of development in accordance with the Efficient Use of Resources (Policy SP2 'Efficient Use of Resources'); and through adequate provision of satisfactory mains drainage (Policy WM11 'Foul Sewerage Facilities') and other service infrastructure. Policy GD6 which permits development on contaminated land could also offer potential benefits by helping to remove key sources of contamination that could pollute water resources.	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - 0
								Policy GD3 - 0
								Policy GD4 - 0
								Policy GD5 - 0
								Policy GD6 - +
								Policy GD7 - 0
								Proposal 2 - 0
								Policy GD8 - 0
								Policy GD9 - 0
10) To protect and enhance coastal, intertidal and marine waters	+	+	+	Benefits would be felt across coastal areas of the Island.	Permanent	High	Policy GD1 states that development proposals will not be permitted unless the proposal does not seriously harm the Island's natural and historic environment,	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							in accordance with Policy SP4 'Protecting the Natural and Historic environment', and in particular, will not have an unreasonable impact on the character of the coast and countryside (Policy NE6 'Coastal National Park' and Policy NE5 'Marine Zone'). Policy GD1 has the potential to directly contribute towards the Objective in the short, medium and long term as a result of the requirements to be met.	Policy GD3 - 0 Policy GD4 - 0 Policy GD5 - 0 Policy GD6 - + Policy GD7 - 0 Proposal 2 - 0 Policy GD8 - 0 Policy GD9 - 0
11) To protect and improve air quality	0	0	+	Benefits would be felt across the area	Permanent	High	Policy GD1 states that new development should contribute to reducing dependence on the private car which could benefit air quality in the long-term. The policy also states that new development should not harm the environment as a result of emissions to air.	Policy GD1 - + Proposal 1 - 0 Policy GD2 - 0 Policy GD3 - 0 Policy GD4 - 0 Policy GD5 - 0 Policy GD6 - 0 Policy GD7 - 0 Proposal 2 - 0 Policy GD8 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy GD9 - 0
12) To limit and adapt to climate change	0	0	0	Benefits would be felt across the Island	Permanent	High	Policy GD1 states that new development should contribute to reducing dependence on the private car which could help to reduce carbon dioxide emissions from vehicular sources.	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - 0
								Policy GD3 - 0
								Policy GD4 - 0
								Policy GD5 - 0
								Policy GD6 - 0
								Policy GD7 - 0
								Proposal 2 - 0
								Policy GD8 - 0
								Policy GD9 - 0
13) To increase energy efficiency and require the use of renewable energy sources	+	+	+	Benefits would be felt across the Island	Permanent	High	Policy GD1 states that development proposals will not be permitted unless the proposal encourages energy efficiency through building design, materials, layout and orientation, in accord with Policy SP2 <i>Efficient Use of Resources</i> and so positive effects have been recorded for this objective.	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - 0
								Policy GD3 - 0
								Policy GD4 - 0
								Policy GD5 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy GD6 - 0
								Policy GD7 - 0
								Proposal 2 - 0
								Policy GD8 - 0
								Policy GD9 - 0
14) To protect and enhance the cultural heritage resource	+	+	+	Benefits would be felt across the Island.	Permanent	High	<p>Policy GD1 states that development proposals will not be permitted unless the proposal does not seriously harm the Island's natural and historic environment, in accordance with Policy SP4 '<i>Protecting the Natural and Historic Environment</i>', and in particular, will not have an unreasonable impact on the character of the coast and countryside (Policy HE5 '<i>Preservation of Archaeological resources</i>) or heritage assets (Policy HE1 '<i>Protecting buildings and places of architectural and historic interest</i>'). Policy GD1 has the potential to directly contribute towards the Environmental Objective in the short, medium and long term as a result of the requirements to be met.</p> <p>Policy GD2 does not allow the demolition of a building or part of a building that is of Local Importance in accordance with Policy HE1 '<i>Protecting buildings and places of architectural and historic</i></p>	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - +
								Policy GD3 - +
								Policy GD4 - 0
								Policy GD5 - +
								Policy GD6 - 0
								Policy GD7 - +
								Proposal 2 - 0
								Policy GD8 - 0
								Policy GD9 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p><i>interest</i>.</p> <p>Policy GD3 could have indirect benefits by ensuring that the density of new development is controlled which could help to protect the setting of heritage resources.</p> <p>Policy GD5 states that there will be a clear focus upon protecting skyline, views and vistas which could also offer indirect protection to cultural heritage resources.</p> <p>Policy GD7 focuses upon design quality that contributes positively to the landscape and this should also benefit cultural heritage resources.</p> <p>Policy GD9 states that new signs and advertisements should not adversely affect the character of listed buildings or Conservation Areas.</p>	
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Benefits would be felt across urban areas of the Island.	Permanent	High	<p>Policy GD1 states that development proposals will not be permitted if the proposal would seriously harm the Island's natural and historic environment, in accordance with Policy SP4 '<i>Protecting the Natural and Historic environment</i>', and would affect the character and amenity of the area, having specific regard to the character of the coast and countryside</p>	<p>Policy GD1 - +</p> <p>Proposal 1 - 0</p> <p>Policy GD2 - +</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>(Policy NE5 'Coastal National Park' and Policy NE7 'Green Zone'). There is, therefore, a clear commitment to protecting landscape and townscape.</p> <p>Policy GD2 addresses the demolition and replacement of buildings and the requirements are very clear for such works to complement the adjacent environment including its character and amenity. There is specific reference to enhancement in this policy.</p> <p>Policy GD3 promotes the achievement of the highest reasonable possible density but not at the expense of good design and adverse effects on adjacent properties.</p> <p>The focus of Policy GD5 on protecting skyline, views and vistas should also help to protect landscape, seascape and townscape from adverse effects as a result of new development.</p> <p>Policy GD7 also promotes high quality design.</p> <p>Policy GD8 requires that the scale and location of a new development are appropriate for the inclusion of public art. Providing new public art features could help to improve the quality of the public realm providing long-term landscape and townscape benefits.</p>	<p>Policy GD3 - +</p> <p>Policy GD4 - 0</p> <p>Policy GD5 - +</p> <p>Policy GD6 - 0</p> <p>Policy GD7 - +</p> <p>Proposal 2 - 0</p> <p>Policy GD8 - +</p> <p>Policy GD9 - +</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							Policy GD9 will only permit the display of signs and advertisements where their siting, size, design, materials, colouring and illumination do not detract from the visual amenity on which they are to be displayed and the surrounding areas.	
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	+	+	+	Benefits across the Island	Permanent	High	<p>Policy GD1 states that development proposals will not be permitted unless the proposal contributes towards a more sustainable form and pattern of development in the Island in accord with the Island Plan Spatial Strategy (Policy SP1 '<i>Spatial Strategy</i>'); the Efficient Use of Resources (Policy SP2 '<i>Efficient Use of Resources</i>'); and the Sequential Approach to Development (Policy SP3 '<i>Sequential Approach to Development</i>'), and in particular will make efficient use of construction and demolition materials in accord with Policy WM1 '<i>Waste minimisation and New Development</i>'.</p> <p>Policy GD2 also makes provision for the management of waste material arising from demolition in accord with Policy WM1.</p> <p>Policy GD6 concerns contaminated land and it clearly states that treatment proposals should be acceptable to relevant regulatory bodies and so also mean that</p>	Policy GD1 - + Proposal 1 - 0 Policy GD2 - + Policy GD3 - 0 Policy GD4 - 0 Policy GD5 - 0 Policy GD6 - 0 Policy GD7 - 0 Proposal 2 - 0 Policy GD8 - 0 Policy GD9 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							materials are disposed of accordingly.	
17) To promote the use of more sustainable modes of transport	+	+	+	Benefits would be felt across the Island.	Permanent	Low	<p>Policy GD1 states that development proposals will not be permitted unless the proposal contributes, where appropriate, to reducing dependence on the car, in accord, with Policy SP6 'Reducing Dependence on the Car'</p> <p>Developers may be required to provide provisions of financial contributions to off-site infrastructure and facilities, such as measures to assist public transport, cyclists or pedestrians, or alleviate traffic impacts, through the use of planning obligations where appropriate under Policy GD4 'Planning Obligations'.</p> <p>Policy GD7 'Design Quality' requires the design of safe pedestrian routes, access and parking.</p> <p><i>It is recommended that Policy GD7 is strengthened to include the provision for developments to link to the cycle network where possible and for the provision of secure cycle facilities as part of new developments.</i></p> <p>Collectively, these policies should help to promote the use of more sustainable modes of transport by encouraging these measures to be part of new development proposals.</p>	Policy GD1 - +
								Proposal 1 - 0
								Policy GD2 - 0
								Policy GD3 - 0
								Policy GD4 - +
								Policy GD5 - 0
								Policy GD6 - 0
								Policy GD7 - +
								Proposal 2 - 0
Policy GD8 - 0								
Policy GD9 - 0								

Natural Environment

- Policy NE1 – Conservation and Enhancement of Biological Diversity
- Policy NE2 – Species Protection
- Proposal 3 – Wildlife Corridor Designation
- Policy NE3 – Wildlife Corridors
- Policy NE4 – Trees, Woodland and Boundary Features
- Proposal 4 – Coast and Countryside Character
- Policy NE5 – Marine Zone
- Policy NE6 – Coastal National Park
- Proposal 5 – Coastal National Park Management Plan
- Policy NE7 – Green Zone
- Proposal 6 – Landscape Management Strategy
- Policy NE8 – Access and Awareness

Key Assumptions in the Text

For the purposes of the Island Plan, the natural environment is considered to be represented by the Island’s countryside and coast (extending to the 12 mile territorial limit and including offshore reefs and islands).

There is information provided about the valuable habitats and species that the Island supports and the types of designations that protect these features.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	++	++	++	Direct benefits for both the urban and rural environment.	Permanent	High	Policies NE1, NE2, NE3 and NE4 all make a commitment to protect and enhance terrestrial and freshwater biodiversity which should ensure the long-term protection of the biological diversity of the Island with the policies covering biodiversity that is	NE1 - + NE2 - + Proposal 3 - + NE3 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>protected by a site designation and also non-statutory features such as wildlife corridors. Policy NE1 strongly supports the objective, stating that development proposals will not be approved which do not preserve or enhance biological diversity. Encouragement and promotion of opportunities for conservation of wildlife and creation and management of new natural or semi-natural habitats in the context of development schemes will be sought.</p> <p>Policy NE2 states that no harm to animal or plant species protected by law, or their habitats must be demonstrated.</p> <p>Policy NE3 encourages the continuation and enhancement of wildlife corridors.</p> <p>Policy NE4 seeks to protect trees, woodland and boundary features by stating that inappropriate developments will be refused, that such features should be retained where possible and promotes landscaping schemes to mitigate for the loss of trees, woodland or boundary features either on the development site or off site.</p> <p>Policy NE5 protects the marine zone and this will ensure the sustainable use of the marine environment which is particularly</p>	<p>NE4 - +</p> <p>NE5 - +</p> <p>Proposal 4 - +</p> <p>Proposal 5 - +</p> <p>NE6 - +</p> <p>NE7 - +</p> <p>Proposal 6 - +</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>important as Jersey supports a diverse range of marine habitats and species. Similarly, restricting development within the Green Zone could also indirectly protect biodiversity.</p> <p>Policy NE6 Coastal National Park also offers indirect protection to biodiversity resources by restricting development across this part of the Island and this is where a large number of the ecological SSIs are situated.</p> <p>The Landscape Management Strategy outlined in Proposal 6 is a proactive measure that is likely to offer benefits in the long-term as it will seek to conserve, manage, enhance and restoration wildlife resources.</p>	NE8 - 0
2) To protect and enhance coastal and marine biodiversity	++	++	++	Direct benefits for the coastal and marine environment.	Permanent	High	The marine environment of Jersey is highly biodiverse. There are three offshore Ramsar sites, as well as a large site to the south east of the Island which is one of the largest intertidal reef sites in Europe, important as a wintering habitat for waders and wildfowl. Ten ecological SSIs also exist across the Island, mainly along the western coast. The marine environment is protected by Policy NE1 and Policy NE6 designates a Coastal	NE1 - + NE2 - + Proposal 3 - + NE3 - + NE4 - 0 Proposal 4 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>National Park which will offer the highest levels of protection to coastal biodiversity. Policy NE5 also encompasses a Marine Zone from the Mean High Water Mark to the territorial limits and seeks to ensure the sustainable use of the marine environment. Whilst Policy NE8 promotes encouraging access to the coast which could potentially pose a risk to the marine and coastal environment, the policy clearly states that this should not have a significant impact on the biodiversity and character of the coast and countryside.</p> <p><i>It is recommended that Policy NE5 is strengthened to ensure that it clearly identifies the need for development proposals to be assessed and any potentially adverse effects mitigated.</i></p>	<p>NE5 - +</p> <p>Proposal 5 - +</p> <p>Proposal 6 - +</p> <p>NE6 - +</p> <p>NE7 - 0</p> <p>NE8 - +</p>
3) To provide good quality affordable housing that meets the requirements of the local population?	0	0	0	Limited benefits in some areas of the Green Zone.		High	<p>Within the Green Zone (Policy NE7) applications for new dwelling developments will not be permitted. However, conversions of existing buildings to appropriate and non-intrusive residential uses will be permitted only where they do not detract from the visually sensitive character and scenic quality. Whilst this will not make an active contribution to affordable housing needs it will help to ensure that housing is provided</p>	<p>NE1 - 0</p> <p>NE2 - 0</p> <p>Proposal 3 - 0</p> <p>NE3 - 0</p> <p>NE4 - 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							across the Island.	NE5 - 0
								Proposal 4 - 0
								NE6 - 0
								NE7 - 0
								Proposal 5 - 0
								Proposal 6 - 0
								NE8 - 0
4)To encourage the development of sustainable communities	0	0	0			High	The focus of this chapter is not specifically upon developing sustainable communities. However, maintaining and enhancing the quality of the natural environment is a factor that contributes to quality of life and is important for making a location a pleasant place to live and work.	NE1 - 0
								NE2 - 0
								Proposal 3 - 0
								NE3 - 0
								NE4 - 0
								Proposal 4 - 0
								NE5 - 0
								NE6 - 0
								NE7 - 0
								Proposal 5 - 0
								Proposal 6 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								NE8 - 0
5)To promote sustainable economic growth	0/+	0/+	0/+	Potential for very limited indirect benefits across the Island.	Permanent	Low	A high quality natural environment can be a factor in encouraging new businesses to a location and is also very important to the tourist industry. The policies within this section of the Island Plan could, therefore, offer some indirect benefits to the economy.	NE1 – 0/+
								NE2 – 0/+
								Proposal 3 - 0/+
								NE3 – 0/+
								NE4 – 0/+
								NE5 – 0/+
								Proposal 4 - 0/+
								NE6 – 0/+
								NE7 – 0/+
Proposal 5 - 0/+								
Proposal 6 - 0								
NE8 – 0/+								
6)To improve physical and mental health for all and reduce health inequalities	0	+	+	Potential indirect benefits across the Island	Permanent	Low	Whilst none of the policies specifically address health and well-being, the protection and enhancement of biodiversity can lead to a positive impact upon mental health for all in the medium to long term. The development of a Coastal National Park should also help to protect this valuable part of the Island from inappropriate development and ensure that it is retained	NE1 - +
								NE2 - +
								Proposal 3 - 0
								NE3 - +
								NE4 - 0
NE5 - +								

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							for informal recreational use.	Proposal 4 - 0 NE6 - + NE7 - + Proposal 5 - 0/+ Proposal 6 - 0 NE8 - 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0/+	0/+	0/+	Potential benefits across the Island	Permanent	Low	Policy NE7 encourages conversions of existing buildings to appropriate and non-intrusive residential, community, cultural, tourism, recreational and commercial uses. No specific mention is given to the re-use of brownfield sites and guarding against land contamination in this chapter of the Plan, but indirect impacts will drive towards this through the requirements of policies NE1 to NE8.	NE1 – 0/+ NE2 – 0/+ Proposal 3 - 0/+ NE3 – 0/+ NE4 – 0/+ NE5 – 0/+ NE6 – 0/+ Proposal 4 - 0 NE7 – 0/+ Proposal 5 - 0 Proposal 6 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High		NE8 – 0/+
8) To protect soil functions	+	+	+	Potential benefits across the Island, particularly in the Coastal National Park	Permanent	Low	Policies for the Natural Environment encourage development in built-up areas and the re-use of existing built fabric which will indirectly offers protection to soil functions, particularly in locations such as the Coastal National Park.	NE1 – 0/+ NE2 – 0/+ NE3 – 0/+ NE4 – 0/+ NE5 – 0/+ NE6 – 0/+ NE7 – 0/+ NE8 – 0/+
9) To protect and enhance the quality and availability of water resources	0	0	0	Potential benefits across the Island but primarily in the Coastal National Park and Marine Protection Zone.	Permanent	High	The focus of these policies is not upon protecting water resources. However, the protection of biodiversity resources and limiting development within the Coastal National Park (Policy NE6) and in the Marine Zone (Policy NE5) should indirectly protect both terrestrial and marine water quality.	NE1 - 0 NE2 - 0 Proposal 3 - 0 NE3 - 0 NE4 - 0 NE5 - + Proposal 4 - 0 NE6 - + NE7 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High		Proposal 5 - 0 Proposal 6 - 0 NE8 - 0
10) To protect and enhance coastal, intertidal and marine waters	+	+	+	The coastal and marine environment	Permanent	High	Policy NE5 establishes a Marine Protection Zone which promotes the sustainable use of the Island's marine environment. The establishment of the Coastal National Park in Policy NE6 should also offer protection of the coastal habitats that are particularly valuable along the western coast of the Island. Key habitats in this area include the Blanches Banques sand dunes SSI which is Jersey's last remaining sand dune system. <i>It is recommended that Policy NE5 is strengthened to ensure that it clearly identifies the need for development proposals to be assessed and any potentially adverse effects mitigated.</i>	NE1 - 0 NE2 - 0 Proposal 3 - 0 NE3 - 0 NE4 - 0 NE5 - + NE6 - + Proposal 4 - 0 NE7 - 0 Proposal 5 - 0 Proposal 6 - 0 NE8 - 0
11) To protect and improve air quality	0	0	+	Potential benefits across the Island.	Permanent	Low	The protection and enhancement of terrestrial biodiversity and wildlife corridors could offer indirect benefits to air quality in the long-term. No one specific policy	NE1 - 0 NE2 - 0 Proposal 3 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							contributes to this objective and it is most likely to be a very long-term effect that is realised through the collective implementation of these policies.	NE3 - 0 NE4 - 0 NE5 - 0 NE6 - 0 Proposal 4 - 0 NE7 - 0 Proposal 5 - 0 Proposal 6 - 0 NE8 - 0
12) To limit and adapt to climate change	0	0	0	Not applicable		High	No direct impact however the protection of the Natural Environment through Policies NE1 to NE8 will help to limit the effects of, and help to adapt to any climate change.	NE1 - 0 NE2 - 0 Proposal 3 - 0 NE3 - 0 NE4 - 0 NE5 - 0 Proposal 4 - 0 NE6 - 0 NE7 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Proposal 5 - 0
								Proposal 6 - 0
								NE8 - 0
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	NE1 - 0
								NE2 - 0
								Proposal 3 - 0
								NE3 - 0
								NE4 - 0
								NE5 - 0
								Proposal 4 - 0
								NE6 - 0
								NE7 - 0
								Proposal 5 - 0
								Proposal 6 - 0
								NE8 - 0
14) To protect and enhance the cultural heritage resource	0	0	0	Indirect benefits across the Island but particularly within the Green Zone and the Coastal National	Permanent	High	Policy NE4 protects boundary features across the Island which are an integral part of the Island's heritage. For example, historic field boundaries represent a unique aspect of the Jersey landscape and so there are likely to be indirect cultural heritage	NE1 - 0
								NE2 - 0
								Proposal 3 - 0
								NE3 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
				Park.	Permanent Temporary	Low High	effects. Similarly, the establishment of the Coastal National Park (Policy NE6) and the Green Zone Policy (NE7) will also offer indirect protection to cultural heritage resources through limiting new development in these locations and focusing upon preserving the character of the Island.	NE4 - + NE5 - 0 Proposal 4 - 0 NE6 - + NE7 - + Proposal 5 - 0 Proposal 6 - 0 NE8 - 0
15) To protect and enhance landscape, seascape and townscape character and quality	+	++	++	Direct benefits for both the urban and rural environment.	Permanent	High	Policy NE7 gives a high level of protection against all forms of development in terms of the visual sensitive character and scenic quality within the Green Zone. <i>'An Island Landscape Management Strategy will set out a programme of conservation, management, enhancement and restoration of landscape and wildlife resources.'</i> Parts of the Jersey coast and countryside are considered to be of national and international importance and for this reason a Coastal National Park is proposed which will offer benefits to the landscape and seascape (NE6). The protection of key boundary features will also offer benefits as they are an integral	NE1 - 0 NE2 - 0 Proposal 3 - 0 NE3 - 0 NE4 - + NE5 - 0 Proposal 4 - + NE6 - + NE7 - + Proposal 5 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							and distinctive feature of Jersey's landscape.	Proposal 6 - +
								NE8 - 0
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	NE1 - 0
								NE2 - 0
								Proposal 3 - 0
								NE3 - 0
								NE4 - 0
								NE5 - 0
								Proposal 4 - 0
								NE6 - 0
								NE7 - 0
Proposal 5 - 0								
Proposal 6 - 0								
NE8 - 0								
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	NE1 - 0
								NE2 - 0
								Proposal 3 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								NE3 - 0
								NE4 - 0
								Proposal 4 - 0
								NE5 - 0
								NE6 - 0
								NE7 - 0
								Proposal 5 - 0
								Proposal 6 - 0
								NE8 - 0

Historic Environment

- Policy HE1 – Protecting Buildings and Places of Architectural and Historic Interest
- Policy HE2 – Protection of Historic Windows and Doors
- Proposal 7 – Conservation Area Designation
- Policy HE3 – Preservation or Enhancement of Conservation Areas
- Policy HE4 – Demolition in Conservation Areas
- Policy HE5 – Preservation of Archaeological Resources

Key Assumptions in Supporting Text

Details are provided about the heritage designations that are currently used across Jersey (Site of Special Interest, Building of Local Interest, Archaeological Site and Areas of Archaeological Protection) and that they are currently under review.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Across the Island	Permanent	High	<p>Policy HE3 Preservation or enhancement of Conservation Areas states that new <i>'development should retain important landscape and biodiversity features and where possible, include measures to enhance these features'</i> this policy therefore makes a commitment to the protection of ecological resources within Conservation Areas.</p> <p>Protecting Conservation Areas and preserving archaeological resources could have indirect beneficial effects on local biodiversity, for example, bats could be using old buildings to roost.</p> <p>Policy HE4 demolition in Conservation Areas lists a criteria that must be fulfilled</p>	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - +
								HE4 - +
HE5 - 0								

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							before a building can be demolished. The SEA process previously recommended that avoiding adverse effects on protected species should be addressed in the policy and this has now been incorporated into the text preceding the policy.	
2) To protect and enhance coastal and marine biodiversity	0	0	0	Not applicable		High	The focus of the policy is upon protecting the historic environment and there is no clear link between the policies and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
HE5 - 0								
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
HE5 - 0								
4) To encourage the development of sustainable communities	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								HE3 - 0
								HE4 - 0
								HE5 - 0
5) To promote sustainable economic growth	+	+	+	Across the Island		High	Whilst the focus of the policies is upon protecting historic environment, there could be indirect benefits for the economy, as cultural heritage resources can be an important source of tourist revenue.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
								HE5 - 0
6) To improve physical and mental health for all and reduce health inequalities	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
								HE5 - 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								HE4 - 0
								HE5 - 0
8) To protect soil functions	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
								HE5 - 0
9) To protect and enhance the quality and availability of water resources	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
								HE5 - 0
10) To protect and enhance coastal, intertidal and marine waters	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								HE5 - 0
11) To protect and improve air quality	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
								HE5 - 0
12) To limit and adapt to climate change	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
								HE5 - 0
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
								HE5 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
14) To protect and enhance the cultural heritage resource	++	++	++	Across the Island.	Permanent	High	The focus of all of these policies is upon protecting the cultural heritage resources of Jersey. The policies focus on a variety of different elements of the historic environment including archaeological resources, Conservation Areas and protected buildings and places of architectural and historic interest. The policies also address the need to enhance the special character of the Island's historic qualities and Policy HE3 has a particular focus upon ensuring that any development within Conservation Areas reflects the character of it and is appropriate to it without adversely affecting landscape and ecological features, nor the views and vistas into and out of it.	HE1 - +
								HE2 - +
								Proposal 7 - +
								HE3 - +
								HE4 - +
HE5 - +								
15) To protect and enhance landscape, seascape and townscape character and quality	++	++	++	Across the Island.	Permanent	High	Policy HE3 makes a commitment to the preservation and enhancement of Conservation Areas by stating: <i>'Special regard will be paid to the impact of proposed development on the character or appearance of Conservation Areas, and development proposals that will have an adverse impact on that character or appearance will not be permitted'</i> . Policy HE1 seeks to protect and preserve the architectural and historic character and integrity of protected buildings and places.	HE1 - +
								HE2 - +
								Proposal 7 - +
								HE3 - +
								HE4 - +
HE5 - +								

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							Planning permission for development will not be permitted if they do not preserve or enhance the special or particular interest of a protected building or place therefore this policy fulfils the townscape/landscape element of this objective.	
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
								HE5 - 0
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Island Plan and the Objectives.	HE1 - 0
								HE2 - 0
								Proposal 7 - 0
								HE3 - 0
								HE4 - 0
								HE5 - 0

Built Environment

- Proposal 8 – St Helier Conservation Areas
- Proposal 9 – Public Realm Strategy
- Policy BE1 – Town Centre Vitality
- Policy BE2 - Delivery of the St Helier Waterfront
- Proposal 10 – Guidelines for Residential Regeneration
- Proposal 11 – St. Helier Regeneration Zones
- Proposal 12 – Jersey Airport Regeneration Zone
- Proposal 13 – Local Development Plan
- Proposal 14 – Village Plans
- Policy BE3 – Green Backdrop Zone
- Policy BE4 – Shoreline Zone
- Policy BE5 – Tall Buildings
- Policy BE6 – Building Alterations and Extensions
- Policy BE7 – Shop Fronts
- Policy BE8 – Frontage Parking
- Policy BE9 – Street Furniture and Materials
- Policy BE10 – Roofscape

Key Assumptions in Supporting Text of the Policies

The spatial strategy places an emphasis upon focusing development activity in the Island's built up areas. However, there is quite a lot of uncertainty about development proposals in specific locations such as La Collette, St. Helier's harbours and Jersey Airport. These are identified as Regeneration Zones in the Plan and will be the subject to further area or site specific plans and proposals, in the form of masterplans or development briefs to be issued as Interim Island Plan Reviews during the Plan period.

There is a recognition that unless the built up area is developed at higher and more land efficient densities than have previously been achieved then it will not be possible to meet all of the Island's identified development needs and therefore the release of greenfield land would be necessary.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Benefits likely to be realised in rural parts of the Island but also in urban areas where new public realm improvements are delivered.	Permanent	High	<p>The focus of this part of the plan is upon the urban parts of the Island and facilitating regeneration and the development of vibrant centres should indirectly help to protect the countryside including terrestrial and freshwater biodiversity resources from inappropriate development. There is also a clear emphasis upon the need to improve the quality of the public realm (Policy BE1 and Proposal 9) which could include the provision or improvement of areas of open space which could provide local biodiversity benefits.</p> <p>Policy BE3 protects the Green Backdrop Zone identified on the Proposals Map and specifically states that existing trees and landscape features must be retained.</p> <p>Policy BE4 clearly states that proposals which could enhance access to and awareness of the coast will only be permitted where they do not significantly affect biodiversity.</p> <p>Policy BE3 also seeks to protect existing areas of landscape value and areas of vegetation, resulting in positive effects.</p> <p>Policy BE4 also seeks to protect the Shoreline Zone including areas of open space.</p> <p>Policy BE9 encourages an increase in the number of street trees.</p>	Proposal 8 – 0
								Proposal 9 - +
								Policy BE1 - +
								Policy BE2 - 0
								Proposal 10 - 0
								Proposal 11 - 0
								Proposal 12 - 0
								Proposal 13 - 0
								Proposal 14 - 0
								Policy BE3 - +
Policy BE4 - +								
Policy BE5 - 0								
Policy BE6 - 0								
Policy BE7 - 0								
Policy BE8 - 0								
Policy BE9 - 0								
Policy BE10 - 0								
2) To protect and enhance	0	0	0	Benefits for coastal	Permanent	High	Policy BE4 seeks to protect a shoreline zone	Proposal 8 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
coastal and marine biodiversity				and potentially the marine environment.	Permanent Temporary	Low High	identified on the Proposals Map which should directly protect the biodiversity resources of this part of the Island.	Proposal 9 - 0
								Policy BE1 - 0
								Policy BE2 - 0
								Proposal 10 - 0
								Proposal 11 - 0
								Proposal 12 - 0
								Proposal 13 - 0
								Proposal 14 - 0
								Policy BE3 - 0
								Policy BE4 - +
								Policy BE5 - 0
								Policy BE6 - 0
								Policy BE7 - 0
								Policy BE8 - 0
			Policy BE9 - 0					
			Policy BE10 - 0					
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between this policy and the objective.	Proposal 8 – 0
								Proposal 9 - 0
								Policy BE1 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy BE2 - 0 Proposal 10 - 0 Proposal 11 - 0 Proposal 12 - 0 Proposal 13 - 0 Proposal 14 - 0 Policy BE3 - 0 Policy BE4 - 0 Policy BE5 - 0 Policy BE6 - 0 Policy BE7 - 0 Policy BE8 - 0 Policy BE9 - 0 Policy BE10 - 0
4)To encourage the development of sustainable communities	+	+	+	Benefits for the urban centres, primarily St. Helier	Permanent	High	The spatial strategy focuses upon concentrating development within the built up areas of the Island, particularly St. Helier. There is a clear emphasis upon ensuring that St. Helier is a vibrant place where people want to live and work (Policy BE1). This is also emphasised in a series of objectives identified	Proposal 8 – + Proposal 9 - + Policy BE1 - + Policy BE2 - + Proposal 10 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>relating to the regeneration of St. Helier. There is a recognised need to protect its heritage through the designation of a St. Helier Conservation Area (Proposal 8) and for the quality of the public realm to be enhanced (Proposal 9).</p> <p>There is quite a lot of uncertainty about the regeneration proposed in St. Helier as a number of studies are currently underway which will result in the production of more detailed Masterplan and development briefs (Policy BE2, Proposal 11). However, these masterplans should ensure that the full potential of St. Helier can be achieved such that if development is provided at appropriate densities, that facilities are available and there is a high quality built and natural environment for all residents.</p> <p>The needs of communities outside of St. Helier are also acknowledged in this chapter of the plan. Proposal 13 addresses Five Oaks stating that a planning framework is needed to guide its future development and enhancement.</p> <p>Proposal 14 addresses the development of village plans which will be required where new development is proposed to protect the vitality and viability of the smaller rural settlements. The proposal clearly states that the plans should be developed in conjunction with the</p>	<p>Proposal 11 - +</p> <p>Proposal 12 - 0</p> <p>Proposal 13 - +</p> <p>Proposal 14 - +</p> <p>Policy BE3 - 0</p> <p>Policy BE4 - 0</p> <p>Policy BE5 - 0</p> <p>Policy BE6 - 0</p> <p>Policy BE7 - 0</p> <p>Policy BE8 - 0</p> <p>Policy BE9 - 0</p> <p>Policy BE10 - 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>local community and this should provide opportunities to be actively involved in development proposals that could affect their life.</p> <p>There is a clear message throughout these policies upon the need to engage with the local community when developing strategies.</p>	
5)To promote sustainable economic growth	0	0	+	Benefits primarily in the urban parts of the Island, such as St. Helier.	Permanent	High	<p>There are likely to be indirect, minor, positive impacts offered by the policies in this part of the Island Plan in the long-term. Improving vitality in St. Helier could help to encourage inward investments by improving the quality of the built and natural environment. For example, the Esplanade Quarter development is a significant opportunity for St. Helier.</p> <p>The development of masterplans and development briefs for the St. Helier Regeneration Zones should ensure that the potential benefits of such regeneration schemes are maximised and that investment is concentrated in the correct places and with the correct focus.</p> <p>Proposal 12 'Jersey Airport Regeneration Zone' is also likely to offer economic benefits in the long-term as it states that a land-use Masterplan will be developed for the airport which should ensure that land uses are identified that will complement and further</p>	Proposal 8 – +
								Proposal 9 - +
								Policy BE1 - +
								Policy BE2 - +
								Proposal 10 - 0
								Proposal 11 - +
								Proposal 12 - +
								Proposal 13 - 0
								Proposal 14 - +
								Policy BE3 - 0
Policy BE4 - 0								
Policy BE5 - 0								
Policy BE6 - 0								
Policy BE7 - 0								

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	develop the economic opportunities offered by the airport. There are also likely to be cumulative benefits linked to other policies within the Island Plan, such as those that focus upon the economy and those addressing the quality of the natural environment.	Policy BE8 - 0 Policy BE9 - 0 Policy BE10 - 0
6)To improve physical and mental health for all and reduce health inequalities	0	0	+	Urban parts of the Island	Permanent	High	Whilst none of the policies specifically address health and well-being, there are some aspects of the policies that are likely to offer indirect health benefits. For example the development of a public realm strategy (Proposal 9) should help to increase the quality and availability of open space in the long-term which should have well-being benefits. Policy BE1 reiterates similar messages to Proposal 9 stating that developments will be supported which benefit the public realm and improve safety and security. Policy BE4 addresses the type of development that will be permitted within the Shoreline Zone and clearly states that public access to this area should be protected and enhanced and this should also help to protect physical health and well-being.	Proposal 8 – 0 Proposal 9 - + Policy BE1 - + Policy BE2 - 0 Proposal 10 - 0 Proposal 11 - 0 Proposal 12 - 0 Proposal 13 - 0 Proposal 14 - 0 Policy BE3 - 0 Policy BE4 - + Policy BE5 - 0 Policy BE6 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy BE7 - 0
								Policy BE8 - 0
								Policy BE9 - 0
								Policy BE10 - 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	0	+	Urban parts of the Island but could indirectly protect rural areas from new land contamination.	Permanent	High	These policies focus upon promoting development in St. Helier and maximising the use of land within the built up area. This should contribute to the effective use of land and should help to avoid the redevelopment of greenfield sites outside of the built up areas.	Proposal 8 – 0
								Proposal 9 - 0
								Policy BE1 - +
								Policy BE2 - +
								Proposal 10 - 0
								Proposal 11 - +
								Proposal 12 - 0
								Proposal 13 - 0
								Proposal 14 - 0
								Policy BE3 - 0
								Policy BE4 - 0
								Policy BE5 - 0
								Policy BE6 - 0
								Policy BE7 - 0
								Policy BE8 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy BE9 - 0
								Policy BE10 - 0
8) To protect soil functions	0	0	+	Likely to be remediation within urban areas which would benefit soil quality and functions, as well as indirect protection of rural soils through focusing development in urban areas.	Permanent	High	Although not mentioned specifically in the policies, keeping new development in already existing built up areas will have indirect minor beneficial effects to the protection of soil functions.	Proposal 8 – 0
								Proposal 9 - 0
								Policy BE1 - +
								Policy BE2 - +
								Proposal 10 - 0
								Proposal 11 - +
								Proposal 12 - 0
								Proposal 13 - 0
								Proposal 14 - 0
								Policy BE3 - 0
								Policy BE4 - 0
								Policy BE5 - 0
								Policy BE6 - 0
								Policy BE7 - 0
								Policy BE8 - 0
								Policy BE9 - 0
								Policy BE10 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
9) To protect and enhance the quality and availability of water resources	0	0	0	Localised areas across the Island	Permanent	Low	There is no clear link between the policies and the objective. However, at a localised scale, seeking to improve the public realm and providing new areas of open space should provide infiltration benefits and reduce levels of runoff within urban areas.	Proposal 8 – 0
								Proposal 9 - 0
								Policy BE1 - +
								Policy BE2 - +
								Proposal 10 - 0
								Proposal 11 - +
								Proposal 12 - 0
								Proposal 13 - 0
								Proposal 14 - 0
								Policy BE3 - 0
								Policy BE4 - 0
								Policy BE5 - 0
								Policy BE6 - 0
								Policy BE7 - 0
Policy BE8 - 0								
Policy BE9 - 0								
Policy BE10 - 0								
10) To protect and enhance coastal, intertidal	+	+	+	Coastal and marine locations	Permanent	Low	Policy BE4 protects the Shoreline Zone identified on the proposals map and this	Proposal 8 – 0
								Proposal 9 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
and marine waters					Permanent Temporary	Low High	should help to protect coastal, intertidal and marine waters from potentially inappropriate development. The focus upon protection and enhancement in this policy should offer positive impacts.	Policy BE1 - 0 Policy BE2 - 0 Proposal 10 - 0 Proposal 11 - 0 Proposal 12 - 0 Proposal 13 - 0 Proposal 14 - 0 Policy BE3 - 0 Policy BE4 - + Policy BE5 - 0 Policy BE6 - 0 Policy BE7 - 0 Policy BE8 - 0 Policy BE9 - 0 Policy BE10 - 0
11) To protect and improve air quality	0	0	+	Benefits within St. Helier in the long-term.	Permanent	Low	Whilst protection and enhancement of air quality is not a primary focus of this policy, Proposal 9 seeks to develop a public realm strategy that will improve the public realm along pedestrian and cycle routes which could lead to more individuals walking and cycling in	Proposal 8 – 0 Proposal 9 - + Policy BE1 - + Policy BE2 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>the long-term, particularly if the community are involved in the development of this strategy. This could have indirect air quality benefits in the long-term.</p> <p>Similar principles are raised in Policy BE1 which supports the extension of pedestrian priority areas, streetscape enhancements and traffic management schemes that reduce the adverse effects of traffic in the Core Retail Area.</p>	<p>Proposal 10 - 0</p> <p>Proposal 11 - 0</p> <p>Proposal 12 - 0</p> <p>Proposal 13 - 0</p> <p>Proposal 14 - 0</p> <p>Policy BE3 - 0</p> <p>Policy BE4 - 0</p> <p>Policy BE5 - 0</p> <p>Policy BE6 - 0</p> <p>Policy BE7 - 0</p> <p>Policy BE8 - 0</p> <p>Policy BE9 - 0</p> <p>Policy BE10 - 0</p>
12) To limit and adapt to climate change	0	0	0	+	Benefits within St. Helier in the long-term.	Low	<p>Whilst limiting and adapting to climate change is not a primary focus of this policy, Proposal 9 seeks to develop a public realm strategy that will improve the public realm along pedestrian and cycle routes which could lead to more individuals walking and cycling in the long-term, particularly if the community are involved in the development of this strategy. This could have long-term benefits for the climate change</p>	<p>Proposal 8 – 0</p> <p>Proposal 9 - 0</p> <p>Policy BE1 - 0</p> <p>Policy BE2 - 0</p> <p>Proposal 10 - 0</p> <p>Proposal 11 - 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>agenda.</p> <p>Similar principles are raised in Policy BE1 which supports the extension of pedestrian priority areas, streetscape enhancements and traffic management schemes that reduce the adverse effects of traffic in the Core Retail Area.</p>	<p>Proposal 12 - 0</p> <p>Proposal 13 - 0</p> <p>Proposal 14 - 0</p> <p>Policy BE3 - 0</p> <p>Policy BE4 - 0</p> <p>Policy BE5 - 0</p> <p>Policy BE6 - 0</p> <p>Policy BE7 - 0</p> <p>Policy BE8 - 0</p> <p>Policy BE9 - 0</p> <p>Policy BE10 - 0</p>
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	NA	-	High	There is no clear link between the policies and the Objective.	<p>Proposal 8 - 0</p> <p>Proposal 9 - 0</p> <p>Policy BE1 - 0</p> <p>Policy BE2 - 0</p> <p>Proposal 10 - 0</p> <p>Proposal 11 - 0</p> <p>Proposal 12 - 0</p> <p>Proposal 13 - 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Proposal 14 - 0
								Policy BE3 - 0
								Policy BE4 - 0
								Policy BE5 - 0
14) To protect and enhance the cultural heritage resource	+	+	+	Benefits within St. Helier and potentially other villages across the Island.	Permanent	High	<p>A large amount of new development is proposed within St. Helier and it is critical that this development is sensitive to the historic and architectural character of the town. The designation of Conservation Areas and the production of character appraisals for each Conservation Area should provide some degree of protection to these areas. However, it will be through the enforcing of other policies within the plan that will ensure that these areas are protected from inappropriate development.</p> <p>There are likely to be indirect benefits, as a result of the public realm improvements proposed as part of Proposal 9 and Policy BE1.</p> <p>The development of masterplans and development briefs as encouraged through Proposals BE4, BE5, BE6 and BE7 should also ensure that any new development is appropriate and does not adversely affect</p>	Proposal 8 – +
								Proposal 9 - +
								Policy BE1 - +
								Policy BE2 - 0
								Proposal 10 - 0
								Proposal 11 - +
								Proposal 12 - +
								Proposal 13 - +
								Proposal 14 - +
								Policy BE3 - 0
								Policy BE4 - 0
								Policy BE5 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	cultural heritage resources. Policy BE4 also includes a clause stating that public realm improvements in the Shoreline Zone will be approved where they do not have a significant adverse impact on structure of historic importance. Similarly, policies BE6, BE7, BE8 and BE9 which all address modifications to the townscape such as modified shop fronts and building alterations stating that such changes should be appropriate to the character of an area which should indirectly benefit cultural heritage resources.	Policy BE6 - + Policy BE7 - + Policy BE8 - + Policy BE9 - + Policy BE10 - +
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Likely to be townscape benefits in St. Helier and potentially localised benefits in locations where Village Conservation and Development Plans are prepared.	Permanent	Low	There is a clear focus in the policies upon improving the streetscape and the public realm which is likely to offer long-term townscape improvements (Proposal 9, Policy BE1). It is acknowledged that the built heritage of St. Helier provides a huge opportunity to contribute to the transformation of some of the neglected parts of St. Helier ³ . There may also be benefits to the seascape as a result of improvements made to the waterfront at St. Helier as a result of the ongoing developments (Policy BE2). However,	Proposal 8 - + Proposal 9 - + Policy BE1 - + Policy BE2 - + Proposal 10 - + Proposal 11 - + Proposal 12 - +

³ EDAW/AECOM (March 2007) A Strategy for the Future Development and Regeneration of St. Helier

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>a number of feasibility studies are currently ongoing into the future development of La Collette, the Commercial Port and the Inner Harbours which are likely to affect seascape and the outcome of these studies and the future development proposals is not known. Effective design and masterplanning will be absolutely critical to ensure that valuable parts of the landscape are protected and others enhanced where possible.</p> <p>It is recognised that there needs to be much higher density development within St. Helier if the development needs of the Island are to be met without the use of greenfield land. However, higher density development could compromise townscape quality if not appropriately undertaken. Proposal 10 states that new guidelines will be developed in relation to this issue and the effectiveness of this guidance will need to be monitored to ensure that it is not adversely affecting the townscape.</p> <p>The development of masterplans and development briefs as encouraged through Proposals BE4, BE5, BE6 and BE7 should also ensure that any new development is appropriate and does not adversely affect the quality of the townscape/landscape and there is a clear commitment within policies BE3, BE4 to ensure that the quality of the Green</p>	<p>Proposal 13 - +</p> <p>Proposal 14 - +</p> <p>Policy BE3 - +</p> <p>Policy BE4 - +</p> <p>Policy BE5 - +</p> <p>Policy BE6 - +</p> <p>Policy BE7 - +</p> <p>Policy BE8 - +</p> <p>Policy BE9 - +</p> <p>Policy BE10 - +</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							Backdrop Zone and the Shoreline Zone is not adversely affected by new development. Similar principles are reiterated in Policies BE6, BE7, BE8 and BE9 which all address modifications to the townscape such as modified shop fronts and building alterations	
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	Promoting effective waste management is not the purpose of these policies. However, Policy BE9 promotes the re-use of and retention of traditional surfacing materials which could help to reduce waste generation albeit at a very localised scale when street furniture and materials are reviewed as part of public realm improvements. For this reason, overall effects have been assessed as neutral.	Proposal 8 – 0
								Proposal 9 - 0
								Policy BE1 - 0
								Policy BE2 - 0
								Proposal 10 - 0
								Proposal 11 - 0
								Proposal 12 - 0
								Proposal 13 - 0
								Proposal 14 - 0
								Policy BE3 - 0
								Policy BE4 - 0
								Policy BE5 - 0
								Policy BE6 - 0
Policy BE7 - 0								
Policy BE8 - 0								

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy BE9 - +
								Policy BE10 - 0
17) To promote the use of more sustainable modes of transport	0	+	+	Benefits largely within St. Helier .	Permanent	High	As part of the public realm improvements proposed throughout this chapter of the plan there is a clear emphasis placed upon increasing pedestrian priority and supporting traffic management schemes which reduce the adverse effects of traffic. Therefore, there is clear support to promoting sustainable modes of transport and making the use of walking and cycling more attractive in the long-term. other modes of transport	Proposal 8 – 0
								Proposal 9 - +
								Policy BE1 - +
								Policy BE2 - 0
								Proposal 10 - 0
								Proposal 11 - 0
								Proposal 12 - 0
								Proposal 13 - 0
								Proposal 14 - 0
								Policy BE3 - 0
								Policy BE4 - 0
								Policy BE5 - 0
								Policy BE6 - 0
								Policy BE7 - 0
								Policy BE8 - 0
								Policy BE9 - 0
								Policy BE10 - 0

Economy

- Policy E1 – Protection of Employment Land
- Policy EO1 – New Office Development
- Policy EO2 – Conversion of Upper Floors of Commercial Buildings for Office Accommodation
- Policy EO3 – Other Small Scale Office Developments
- Policy EO4 – Businesses Run From Home

Key Assumptions in the Supporting Text

The planning policies need to provide a positive and supportive framework for employment related development.

The Vision for Jersey is of an Island within which *'economic development and prosperity are sustained and residents can be employed in fulfilling work'*.

There is a recognition that a balance needs to be struck between continued economic growth and development and a desire to limit the population.

There will be a focus upon containing office uses within the town centre.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	There are likely to be benefits across the Island but particularly in the urban areas such as St.Helier where new development will be concentrated.	Permanent	High	Overall the combination of policies is likely to protect terrestrial and freshwater biodiversity in the short through to the long-term. Although it is considered unlikely that these policies would offer any enhancement opportunities. Policies EO2 to EO4 all state that any office development will not be permitted unless it complies with the requirements of Policy GD1. This includes if they have an unacceptable impact on all Protected Sites and Protected Species (by referring to Policies NE1 and NE2).	Policy E1 – 0/+ Policy EO1 – 0 Policy EO2 – + Policy EO3 – + Policy EO4 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
2) To protect and enhance coastal and marine biodiversity	0	0	0	Not applicable		High	The policies are unlikely to offer any direct benefits to the marine and coastal biodiversity as office development is likely to occur within St. Helier and possibly in smaller urban and rural centres.	Policy E1 – 0 Policy EO1 – 0 Policy EO2 – 0 Policy EO3 – 0 Policy EO4 – 0
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	The policies are unlikely to offer any direct benefits towards the provision of quality affordable housing. However Policies E1 to EO4 state that office development will only be permitted providing they do not lead to the loss of residential dwellings.	Policy E1 – 0 Policy EO1 – 0 Policy EO2 – 0 Policy EO3 – 0 Policy EO4 – 0
4) To encourage the development of sustainable communities ⁴	+	+	+	Benefits across the Island but primarily in existing areas of employment (mainly St Helier)	Permanent	High	The provision of new office space within St Helier and around the surrounding area will contribute to achieving sustainable communities on the Island by helping to provide job opportunities. Policy EO4 addresses running businesses from home which could help to reduce travel and promote self sufficient communities. Policy EO3 allows other small scale office	Policy E1 – + Policy EO1 – + Policy EO2 – + Policy EO3 – + Policy EO4 – 0

⁴ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	development and this could provide benefits to communities other than St. Helier by improving the vibrancy of the local area and providing employment opportunities where needed.	
5) To promote sustainable economic growth	+	+	+	Benefits across the Island but primarily in existing areas of employment (mainly St Helier)	Permanent	High	The provision of new office space within St Helier and around the surrounding area will contribute to sustainable economic growth by providing the necessary office space for businesses. Policy EO3 permits small-scale office development outside of St.Helier which should positively contribute to the economy of these settlements and provide employment opportunities for the local residents.	Policy E1 – +
								Policy EO1 – +
								Policy EO2 – +
								Policy EO3 – +
								Policy EO4 – +
6) To improve physical and mental health for all and reduce health inequalities	0	0	0	Not applicable		High	There is no clear link between the policy and the objective.	Policy E1 – 0
								Policy EO1 – 0
								Policy EO2 – 0
								Policy EO3 – 0
								Policy EO4 – 0
7) To guard against land contamination and encourage the appropriate re-use of	+	+	+	Benefits will be felt particularly within St Helier	Permanent	Low	Whilst none of the policies specifically address the need to avoid land contamination, there is a focus upon re-using existing buildings rather than developing new ones which could help to	Policy E1 – +
								Policy EO1 – +
								Policy EO2 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
brownfield sites							<p>avoid land contamination, as there is a low risk of this occurring during the construction of new offices.</p> <p>Making use of existing buildings where possible for office conversion and converting upper floors of commercial buildings for office accommodation (Policy EO2 and also Policy EO3) will contribute to achieving this objective by avoiding the loss of land. Making use of existing buildings where possible is encouraged by Policies E1 and EO1.</p>	<p>Policy EO3 – +</p> <p>Policy EO4 – 0</p>
8) To protect soil functions	+	+	+	Benefits will be felt across the Island.	Permanent	High	Ensuring that most development occurs within the built up area of St Helier would indirectly contribute to the protection of soil functions outside of the urban area. New office development outside of St. Helier is encouraged to be the conversion of an existing non-residential building (Policy EO3).	<p>Policy E1 – +</p> <p>Policy EO1 – +</p> <p>Policy EO2 – +</p> <p>Policy EO3 – +</p> <p>Policy EO4 – 0</p>
9) To protect and enhance the quality and availability of water resources	0	0	0	Not applicable		High	<p>There is no clear link between the policies and the objective.</p> <p>New office buildings are unlikely to cause water pollution (although there may be low risks during the construction process).</p>	<p>Policy E1 – 0</p> <p>Policy EO1 – 0</p> <p>Policy EO2 – 0</p> <p>Policy EO3 – 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy EO4 – 0
10) To protect and enhance coastal, intertidal and marine waters	0	0	0	Not applicable		High	There is no clear link between the policies and the objective.	Policy E1 – 0
								Policy EO1 – 0
								Policy EO2 – 0
								Policy EO3 – 0
								Policy EO4 – 0
11) To protect and improve air quality	+	+	+	Benefits across the Island but primarily in St. Helier	Permanent	Low	<p>Although the policies within this section do not directly deal with improving and protecting air quality, by ensuring new office development or change of use either does not lead to unacceptable traffic increases or alleviates existing problems, there should be indirect benefits for air quality.</p> <p>Enabling businesses to be run from home (Policy EO4) could also offer indirect benefits by reducing the need to travel to work for some individuals but such benefits are likely to be highly localised.</p> <p>There is a clear focus within the policies and the supporting text upon the need for office development to be concentrated in St. Helier and this in itself could help to reduce travel as public transport connections are best into and out of this</p>	Policy E1 – +
								Policy EO1 – +
								Policy EO2 – +
								Policy EO3 – +
								Policy EO4 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							settlement to other residential settlements across the Island.	
12) To limit and adapt to climate change	+	+	+	Benefits across the Island but primarily in St. Helier	Permanent	Low	<p>Although the policies within this section do not directly deal with adapting to climate change there may be indirect benefits realised.</p> <p>Enabling businesses to be run from home (Policy EO4) could also offer indirect benefits by reducing the need to travel to work for some individuals but such benefits are likely to be highly localised thereby reducing carbon dioxide emissions from vehicular sources.</p> <p>There is a clear focus within the policies and the supporting text upon the need for office development to be concentrated in St. Helier and this in itself could help to reduce travel as public transport connections are best into and out of this settlement to other residential settlements across the Island.</p>	Policy E1 – +
								Policy EO1 – +
								Policy EO2 – +
								Policy EO3 – +
							Policy EO4 – +	
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no clear link between the policies and the objective.	Policy E1 – 0
								Policy EO1 – 0
								Policy EO2 – 0
								Policy EO3 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy EO4 – 0
14) To protect and enhance the cultural heritage resource	+	+	+	There are likely to be benefits across the Island but particularly in the urban areas such as St.Helier where new development will be concentrated.	Permanent	High	Overall the combination of policies is likely to protect cultural heritage resources in the short through to the long-term. Although it is considered unlikely that these policies would offer any enhancement opportunities. Policies EO2 to EO5 state that office development will not be permitted if it would have an unacceptable impact on buildings of local importance or Conservation Areas.	Policy E1 – +/-
								Policy EO1 – +/-
								Policy EO2 – +
								Policy EO3 – +
							Policy EO4 – +	
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	There are likely to be benefits across the Island but particularly in the urban areas such as St.Helier where new development will be concentrated.	Permanent	High	Policies E1 and EO1 will encourage reuse of existing sites within the town and discourage spread beyond the town centre. Policies EO2 to EO5 make a commitment to ensuring that new office development makes a positive contribution to the vitality, character and amenity of the area. New office development must also be appropriate in its scale, form, massing, density and design and its context.	Policy E1 – +
								Policy EO1 – +
								Policy EO2 – +
								Policy EO3 – +
							Policy EO4 – +	
16) To minimise waste,	+	+	+	There are likely to	Permanent	High	Although recycling is not directly	Policy E1 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
increase re-use and recycling and to promote sustainable resource use				be benefits across the Island but particularly in the urban areas such as St.Helier where new development will be concentrated.	Permanent Temporary	Low High	mentioned within these policies they do state that new office development should make use of existing buildings where possible and therefore promotes sustainable resource use. The text supporting Policy E01 states that for a new building the Minister may require the builder to re-use materials from the demolished building or re-cycle building materials elsewhere on the site.	Policy EO1 – + Policy EO2 – + Policy EO3 – + Policy EO4 – +
17) To promote the use of more sustainable modes of transport	+	+	+	There are likely to be benefits across the Island but particularly in the urban areas such as St.Helier where new development will be concentrated.	Permanent	High	Policies E1 and EO1 encourage development within the town centre which could reduce the distance travelled by some workers. Policies EO2 and EO3 make a commitment to ensuring that new office development is accessible by pedestrians, cyclists and public transport users including those with mobility impairments. Therefore effects have been assessed as positive.	Policy E1 – 0/+ Policy EO1 – 0/+ Policy EO2 – + Policy EO3 – + Policy EO4 – 0

Economy – Retail Policies

- Policy ER1 – Retail Expansion in the Town Centre
- Policy ER2 – Protection and Promotion of St Helier for Shopping
- Policy ER3 – Protection and Promotion of Local Shopping Centres
- Policy ER4 – Development of Local Shops
- Policy ER5 – Development of Evening Economy Uses
- Policy ER6 – Take Away Food Outlets
- Policy ER7 – Food Retailing Proposals
- Policy ER8 – Retail Warehouses
- Policy ER9 – Retailing within Industrial Sites
- Policy ER10 – Retail Development Outside The Built-up Area
- Policy ER11 – Farm Shops

Key Assumptions in the Supporting Text

The physical centre of St. Helier has gradually contracted, with the character of a number of areas changing and many becoming secondary shopping areas.

The focus of the strategy is upon redefining the retail centre and ensuring that St. Helier is a vibrant retail centre.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Across the Island and outside of urban areas	Permanent	High	The policies largely focus upon containing retail development within St. Helier or existing town/village centres (ER1, ER2, ER3, ER4) and so this should help to indirectly avoid adverse effects upon ecological resources as most of the designated sites are situated outside of the	Policy ER1 - + Policy ER2 - + Policy ER3 - 0 Policy ER4 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>settlements and for this reason positive effects have been recorded from a spatial perspective, as opposed to the clarity of wording of some of the policies.</p> <p><i>However, policies ER1, ER4, ER8 and ER9 could be strengthened by making reference to Policy GD1 as has been done with other policies in this section. This would reinforce the need to avoid adverse effects on protected species and habitats when undertaking new retail development.</i></p>	Policy ER5 - + Policy ER6 - + Policy ER7 - + Policy ER8 - 0 Policy ER9 - 0 Policy ER10 - + Policy ER11 - 0
2) To protect and enhance coastal and marine biodiversity	0	0	0	Not applicable	Permanent	High	<p>The development of new retail activities across the Island and particularly within St. Helier is unlikely to generate significant effects upon the marine and coastal environment and so effects have been assessed as neutral.</p>	Policy ER1 - 0 Policy ER2 - 0 Policy ER3 - 0 Policy ER4 - 0 Policy ER5 - 0 Policy ER6 - 0 Policy ER7 - 0 Policy ER8 - 0 Policy ER9 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy ER10 – +
								Policy ER11 - 0
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	The policies within this section deal with retail developments therefore housing is not covered within this section and there is no link between the policies and the Objective.	Policy ER1 - 0
								Policy ER2 – 0
								Policy ER3 – 0
								Policy ER4 – 0
								Policy ER5 – 0
								Policy ER6 – 0
								Policy ER7 – 0
								Policy ER8 – 0
								Policy ER9 – 0
								Policy ER10 – 0
			Policy ER11 – 0					
4) To encourage the	+	+	+	Benefits would be	Permanent	High	The provision of new retail developments	Policy ER1 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
development of sustainable communities ⁵				felt across the Island but primarily in St Helier and key retail centres outside of St. Helier.	Permanent Temporary	Low High	<p>within built up areas will contribute to achieving sustainable communities on the Island by helping to provide job opportunities. However the supporting text to Policy ER1 states that a recent study carried out by DTZ showed that there was sufficient retailing capacity to meet the Islands needs. However, should need increase, it will be necessary to increase the size of the shopping area.</p> <p>Policy ER3, Policy ER4, Policy ER10 and Policy ER11 seek to protect and promote other small local shopping centres which could provide benefits to communities other than St. Helier by improving the vibrancy of the local area and providing employment opportunities.</p> <p>There is a clear focus upon ensuring that there is retail provision to meet local needs and that new retail development outside of the built up area should not adversely affect the vitality or viability of St. Helier.</p>	Policy ER2 - + Policy ER3 - + Policy ER4 - + Policy ER5 - + Policy ER6 - + Policy ER7 - + Policy ER8 - + Policy ER9 - + Policy ER10 - + Policy ER11 - +
5)To promote sustainable economic growth	+	+	+	Benefits would be felt across the Island but	Permanent	High	The provision of retail development within St Helier and around the surrounding area would contribute to sustainable economic	Policy ER1 - + Policy ER2 - 0

⁵ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
				primarily in St Helier.	Permanent Temporary	Low High	<p>growth by providing the necessary facilities for local communities. Policies ER3, ER4, ER10 and Policy ER11 all seek to protect and promote other small local shopping centres which could provide benefits to communities other than St. Helier by improving the vibrancy of the local area and providing employment opportunities other than in the main town centre.</p> <p>There is a clear focus upon not compromising the vibrancy and vitality of St. Helier and also local centres which should help to prevent leakage of money from these existing centres which should also help to safeguard jobs for employees.</p> <p>Policy ER12 permits the development of farm shops providing certain conditions are met and this could help to support diversification opportunities for rural enterprises.</p>	Policy ER3 - + Policy ER4 - + Policy ER5 - + Policy ER6 - + Policy ER7 - + Policy ER8 - + Policy ER9 - + Policy ER10 - + Policy ER11 - +
6)To improve physical and mental health for all and reduce health inequalities	+	+	+	Benefits would be felt across the Island but in St. Helier in particular	Permanent	High	<p>Improving physical and mental health is clearly not the focus of these policies but they could offer some very minor indirect benefits through their clear emphasis upon promoting access by alternative modes of transport to the private car.</p> <p>Policies ER1 and ER2 promote a retail route and pedestrian safety considerations</p>	Policy ER1 - 0 Policy ER2 - + Policy ER3 - + Policy ER4 - + Policy ER5 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>within St. Helier. This could lead to people feeling safer and could lead to more people walking.</p> <p>Policies ER2, ER3, ER5, ER6 and ER7 all seek to ensure that local shopping centres, local shops, food retailing proposals and retail warehouses are all genuinely accessible by cyclists and pedestrians which could lead to improved physical fitness of the Island. This connection is made through a cross reference within the policies to Policy GD1. There is also a clear focus upon safety and ensuring that unacceptable levels of traffic generation are not created.</p>	<p>Policy ER6 - +</p> <p>Policy ER7 - +</p> <p>Policy ER8 - +</p> <p>Policy ER9 - +</p> <p>Policy ER10 - +</p> <p>Policy ER11 - 0</p>
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	+	+	Benefits within St. Helier	Permanent	High	<p>Although land contamination is not covered within these policies ensuring that new retail development is concentrated within St. Helier will indirectly contribute to achieving this objective as it promotes the re-use of sites and buildings within the urban centre.</p>	<p>Policy ER1 - 0</p> <p>Policy ER2 - 0</p> <p>Policy ER3 - 0</p> <p>Policy ER4 - 0</p> <p>Policy ER5 - 0</p> <p>Policy ER6 - 0</p> <p>Policy ER7 - 0</p> <p>Policy ER8 - 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy ER9 – 0
								Policy ER10 – 0
								Policy ER11 – 0
8) To protect soil functions	0	0	0	Not applicable		High	Although soil functions are not covered within these policies ensuring that new retail development is concentrated within St. Helier should help to avoid the loss of soil resources outside of the urban centres. Effects have been assessed as neutral as this is not the intended focus of these policies.	Policy ER1 - 0
								Policy ER2 – 0
								Policy ER3 – 0
								Policy ER4 – 0
								Policy ER5 – 0
								Policy ER6 – 0
								Policy ER7 – 0
								Policy ER8 – 0
								Policy ER9 – 0
								Policy ER10 – 0
								Policy ER11 – 0
9) To protect and enhance the quality and availability of water	0	0	0	Not applicable		High	The provision of new retail developments is unlikely to significantly affect the availability of water resources or affect	Policy ER1 - 0
								Policy ER2 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
resources							water quality.	Policy ER3 – 0 Policy ER4 – 0 Policy ER5 – 0 Policy ER6 – 0 Policy ER7 – 0 Policy ER8 – 0 Policy ER9 – 0 Policy ER10 – 0 Policy ER11 – 0
10) To protect and enhance coastal, intertidal and marine waters	0	0	0	Not applicable		High	The development of new retail activities across the Island and particularly within St. Helier is unlikely to generate significant effects upon the marine and coastal environment and so effects have been assessed as neutral.	Policy ER1 - 0 Policy ER2 – 0 Policy ER3 – 0 Policy ER4 – 0 Policy ER5 – 0 Policy ER6 – 0 Policy ER7 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High		Policy ER8 – 0 Policy ER9 – 0 Policy ER10 – 0 Policy ER11 - 0
11) To protect and improve air quality	+	+	+	Benefits across the Island	Permanent	High	The policies within this section do not directly deal with improving and protecting air quality. However, by ensuring new retail development does not lead to unacceptable traffic increases there should be indirect benefits for air quality. There is a clear focus within the policies and the supporting text upon the need for retail development to be concentrated in St. Helier and this in itself could help to reduce travel as public transport connections are best into and out of this settlement to other residential settlements across the Island.	Policy ER1 - 0 Policy ER2 - + Policy ER3 - + Policy ER4 - + Policy ER5 - + Policy ER6 - + Policy ER7 - + Policy ER8 - + Policy ER9 - + Policy ER10 - + Policy ER11 - 0
12) To limit and adapt to	+	+	+	Benefits across	Permanent	High	Although the policies within this section do	Policy ER1 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
climate change				the Island	Permanent Temporary	Low High	not directly deal with limiting and adapting to climate change, by ensuring new retail development does not lead to unacceptable traffic increases there should be indirect benefits for climate change by helping to avoid an increase in carbon dioxide emissions from vehicular sources. There is a clear focus within the policies and the supporting text upon the need for retail development to be concentrated in St. Helier and this in itself could help to reduce travel as public transport connections are best into and out of this settlement to other residential settlements across the Island.	Policy ER2 - + Policy ER3 - + Policy ER4 - + Policy ER5 - + Policy ER6 - + Policy ER7 - + Policy ER8 - + Policy ER9 - + Policy ER10 - + Policy ER11 - 0
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no clear link between the policy and the Objective. There may be scope for some of the retail policies to suggest that such development incorporates renewable energy principles into their design. This would be particularly appropriate for larger scale proposals such as those that might be permitted through Policy ER8.	Policy ER1 - 0 Policy ER2 - 0 Policy ER3 - 0 Policy ER4 - 0 Policy ER5 - 0 Policy ER6 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy ER7 – 0
								Policy ER8 – 0
								Policy ER9 – 0
								Policy ER10 – 0
								Policy ER11 – 0
14) To protect and enhance the cultural heritage resource	+	+	+	Benefits would be felt across the Island in particular within St. Helier	Permanent	High	<p>Overall the combination of policies is likely to protect cultural heritage resources in the short through to the long-term. Although it is considered unlikely that these policies would offer any enhancement opportunities.</p> <p>Cultural heritage would be protected by policies ER2, ER3, ER4, ER5, ER6, ER7, ERE8, ER9, ER10 and ER11 as they seek to protect buildings of local importance, Conservation Areas and landscape resources (i.e. settings) through a cross reference to Policy GD1.</p> <p>There is a clear focus upon protecting the character and amenity of an area where new retail development may be located.</p>	Policy ER1 - 0
								Policy ER2 - +
								Policy ER3 - +
								Policy ER4 - +
								Policy ER5 - +
								Policy ER6 - +
								Policy ER7 - +
								Policy ER8 - +
								Policy ER9 - +
								Policy ER10 - +
								Policy ER11 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Benefits would be felt across the Island	Permanent	High	There is a clear focus in most policies upon not adversely affecting the character and amenity of the area which should help to protect the local townscape. Many of the policies also make reference to avoiding visual intrusion and also state that the scale, form, massing, density and design of new retail development should be appropriate to the site and the context. This is achieved through a cross reference in the policies to Policy GD1.	Policy ER1 - 0
								Policy ER2 - +
								Policy ER3 - +
								Policy ER4 - +
								Policy ER5 - +
								Policy ER6 - +
								Policy ER7 - +
								Policy ER8 - +
								Policy ER9 - +
								Policy ER10 - +
								Policy ER11 - +
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	+	+	+	Benefits would be felt across the Island	Permanent	High	Collectively, there is very little focus in these policies upon this issue and this is to be expected as this is not their intended focus. However, Policy ER7 states that food retailing proposals will be permitted providing they provide facilities for the recycling of waste packaging generated by the proposal and complies with waste	Policy ER1 - 0
								Policy ER2 - +
								Policy ER3 - +
								Policy ER4 - 0
								Policy ER5 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>policies. This policy makes a clear commitment to the promotion and the importance of re-cycling therefore effects have been assessed as beneficial.</p> <p>Most policies refer back to Policy GD1 which encourages minimisation of waste and reuse of buildings.</p>	<p>Policy ER6 – +</p> <p>Policy ER7 – +</p> <p>Policy ER8 – 0</p> <p>Policy ER9 – 0</p> <p>Policy ER10 – 0</p> <p>Policy ER11 – +</p>
17) To promote the use of more sustainable modes of transport	+	+	+	Benefits would be felt across the Island in particular within St. Helier	Permanent	High	<p>Although not covered by the policies within this section, Policy ER1 states that any development between Broad Street and Commercial Street should first create a new pedestrian route between Broad Street and the Esplanade.</p> <p>Policy ER2 also states that improvements to pedestrian safety within St. Helier will be promoted as this will lead to people feeling safer and could lead to more people walking, and possibly leaving their cars at home.</p> <p>Policies ER3, ER4, ER7 and ER8 through reference to Policy GD1 all seek to ensure that local shopping centres, local shops, food retailing proposals and retail warehouses are all genuinely accessible</p>	<p>Policy ER1 - +</p> <p>Policy ER2 - +</p> <p>Policy ER3 - +</p> <p>Policy ER4 - +</p> <p>Policy ER5 - 0</p> <p>Policy ER6 - 0</p> <p>Policy ER7 - +</p> <p>Policy ER8 - +</p> <p>Policy ER9 - 0</p> <p>Policy ER10 - 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>by a choice of transport including cyclists, pedestrians and public transport users including those with mobility impairments.</p> <p>The focus of these policies collectively is upon promoting retail development in St. Helier and avoiding out of town retail developments which itself contributes to the achievement of this objective as public transport links into and out of St. Helier are good which could help to encourage more public transport use.</p>	Policy ER11 - 0

Economy - Light Industry and Warehousing

- Policy EIW1 – Provision of Light Industrial and Warehouse Land
- Policy EIW2 – Protection of Existing Industrial Sites
- Policy EIW3 – Proposals for New Industrial Buildings
- Policy EIW4 – Relocation of Bad Neighbour Uses
- Policy EIW5 – Extensions or Alterations to Existing Industrial Buildings
- Policy EIW6 – New Industrial Development in the Countryside

Key Assumptions in the Supporting Text

The Island Plan seeks to provide opportunities to assist industry to thrive and develop with a focus upon efficiency and being a valuable sector.

There is a commitment to protecting prime industrial sites from change that could compromise the ability of the economy to adapt and develop.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	-	-	-	Areas in close proximity to industrial sites could experience adverse effects	Permanent	High	The purpose of these policies is not to protect and enhance biodiversity. However, the introduction of new industrial uses or modifications to existing industrial sites has the potential to have adverse biodiversity effects during the construction and operational phase. Policies EIW3, EIW5 and EIW6 include a cross reference to Policy GD1 and so indirectly address the need to ensure that there are no adverse effects on aspects of the natural environment when they are developed. It is also recognised that Policy EIW6 does seek to avoid industrial development in the countryside. These policies do include a range of other clauses addressing pollution control and avoiding an unreasonable impact on neighbouring uses	Policy EIW1 – 0 Policy EIW2 – 0 Policy EIW3 – 0 Policy EIW4 – 0 Policy EIW5 – 0 Policy EIW6 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							and the local environment but they could be more specific in relation to effects on flora and fauna. For this reason, effects have been assessed as negative overall.	
2) To protect and enhance coastal and marine biodiversity	0	0	0	Not applicable		High	<p><i>There are unlikely to be any significant effects on the coastal and marine environment. However, there is significant uncertainty about what development will occur at La Collette and if further industrial development will occur. A masterplanning exercise is currently underway which should provide further clarity.</i></p> <p><i>It is recommended that irrespective of the development type that occurs at La Collette, that the potential effects on the marine and coastal environment should be assessed and mitigated particularly upon the Ramsar Site.</i></p>	Policy EIW1 – 0
								Policy EIW2 – 0
								Policy EIW3 – 0
								Policy EIW4 – 0
								Policy EIW5 – 0
3) To provide good quality affordable housing that meets the requirements of the local population	+	+	+	Benefits across the Island	Permanent	High	<p>Ensuring that new industrial premises are located within existing or within the proximity of existing industrial premises will ensure that land that could potentially be used for housing is not developed on for this purpose (Policy EIW1).</p> <p>Policy EIW4 states that relocation of industries will be particularly encouraged where it would release land within the town of St Helier for housing.</p>	Policy EIW1 – +
								Policy EIW2 – 0
								Policy EIW3 – 0
								Policy EIW4 – +
								Policy EIW5 – 0
4) To encourage the	+	+	+	Benefits will	Permanent	High	The provision of new industrial units within	Policy EIW1 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
development of sustainable communities ⁶				be felt within the communities of the Island.	Permanent Temporary	Low High	existing sites will contribute to achieving sustainable communities on the Island, as they will provide job opportunities for residents and free up land within St Helier for residential development (Policy EIW4). There is a clear focus in the policies upon ensuring that industrial development does not have an unreasonable impact on neighbouring uses which should help to ensure that the quality of life in residential communities is not adversely affected by this type of development.	Policy EIW2 – + Policy EIW3 – + Policy EIW4 – + Policy EIW5 – 0 Policy EIW6 – +
5)To promote sustainable economic growth	+	+	+	Benefits across the Island.	Permanent	High	Overall the combination of policies is likely to promote sustainable economic growth in the short through to the long-term. It is considered that these policies would also offer enhancement opportunities, through the provision of light industrial and warehouse land. The supporting text to Policy EIW2 states that it is important that prime industrial sites are protected from changes of use that would lead to a loss of industrial land and restrict the ability of the economy to adapt and develop. Policy EIW6 which seeks to avoid new industrial development in the countryside should also	Policy EIW1 – + Policy EIW2 – + Policy EIW3 – + Policy EIW4 – + Policy EIW5 – + Policy EIW6 – 0

⁶ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	benefit the economy by helping to ensure that this part of Jersey remains unspoilt which could benefit tourism.	
6) To improve physical and mental health for all and reduce health inequalities	0	0	0	Not applicable		High	<p>The policies are unlikely to directly achieve this objective. However, policies EIW3, EIW4, EIW5 and EIW6 make a commitment to minimising unreasonable impacts on neighbours (through the provision of new industrial buildings) including sound insulation, pollution control and hours of working which could all lead to adverse effects on human health. Noise and odour could also lead to detrimental effects to human health however the plan seeks to minimise these issues within policies by referring the reader back to the General Development Principles, GD1.</p> <p>Policy EIW 4 seeks to encourage the relocation of bad neighbour uses which could also offer indirect health benefits it encourages movement away from sensitive receptors such as residential properties.</p>	Policy EIW1 – 0
								Policy EIW2 – 0
								Policy EIW3 – +
								Policy EIW4 – +
								Policy EIW5 – +
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	+	+	Benefits across the Island	Permanent	High	<p>Policies EIW1, EIW2, EIW3 and EIW5 together fulfil this Objective as they make a commitment to containing industrial units within existing sites or within the built-up area. This would therefore protect the surrounding areas from potential land contamination and encourages the use of brownfield sites. Policy EIW6 also makes a commitment to guarding against new industrial</p>	Policy EIW1 – +
								Policy EIW2 – +
								Policy EIW3 – +
								Policy EIW4 – 0
								Policy EIW5 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							development in the countryside therefore seeks to protect it from potential contamination and helps to protect greenfield land from development.	Policy EIW6 – +
8) To protect soil functions	+	+	+	Benefits across the Island	Permanent	High	<p>Ensuring that most development occurs within existing industrial areas will indirectly contribute to the protection of soil functions around the Island. Therefore effects have been assessed as beneficial.</p> <p>Policy EIW1 seeks to keep new industrial premises within designated sites this will therefore help to protect soil functions within other areas of the Island. Policy EIW2 will also help to ensure industrial premises are kept within certain areas as it seeks to protect existing industrial sites.</p> <p>Policy EIW6 makes a commitment to guarding against new industrial development in the countryside therefore will have indirect benefits to soil protection in other areas of the Island.</p>	Policy EIW1 – +
								Policy EIW2 – +
								Policy EIW3 – +
								Policy EIW4 – 0
								Policy EIW5 – 0
Policy EIW6 – +								
9) To protect and enhance the quality and availability of water resources	+	+	+	Not applicable	Permanent	High	<p>Policies EIW3, EIW5 and EIW6 all make reference to Policy GD1 which should help to avoid water pollution as a result of this type of development. There are significant risks of pollution during the construction and operation of these types of land uses.</p>	Policy EIW1 – 0
								Policy EIW2 – 0
								Policy EIW3 – +
								Policy EIW4 – 0
								Policy EIW5 – +
Policy EIW6 – +								

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
10) To protect and enhance coastal, intertidal and marine waters	0	0	0	Not applicable	Permanent	Low	<p><i>There are unlikely to be any significant effects on the coastal and marine environment. However, there is significant uncertainty about what development will occur at La Collette and if further industrial development will occur. A masterplanning exercise is currently underway which should provide further clarity.</i></p> <p><i>It is recommended that irrespective of the development type that occurs at La Collette, that the potential effects on the marine and coastal environment should be assessed and mitigated particularly upon the Ramsar Site.</i></p>	Policy EIW1 – 0
								Policy EIW2 – 0
								Policy EIW3 – 0
								Policy EIW4 – 0
								Policy EIW5 – 0
11) To protect and improve air quality	+	+	+	Benefits across the Island	Permanent	Low	<p>Although protecting and improving air quality on the Island is not directly covered within this section by ensuring that unacceptable levels of traffic are not created with new development (Policies EIW3, EIW5 and EIW6) will contribute to meeting this Objective. These policies also seek to minimise the effects of noise, odour and pollution through the development of new industrial premises, which could also have direct effects on air pollution. Therefore effects have been assessed as positive over the short to long term.</p>	Policy EIW1 – 0
								Policy EIW2 – 0
								Policy EIW3 – +
								Policy EIW4 – 0
								Policy EIW5 – +
12) To limit and adapt to climate change	0	0	0	Not applicable		Low	There is no clear link between the policies and the objective.	Policy EIW1 – 0
								Policy EIW2 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy EIW3 – 0
								Policy EIW4 – 0
								Policy EIW5 – 0
								Policy EIW6 – 0
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	<i>Whilst the focus of these policies is not upon energy efficiency and renewable energy use, they could be strengthened to suggest that sustainable design principles should be incorporated into new industrial developments including incorporating renewable energy systems into the design.</i>	Policy EIW1 – 0
								Policy EIW2 – 0
								Policy EIW3 – 0
								Policy EIW4 – 0
								Policy EIW5 – 0
								Policy EIW6 – 0
14) To protect and enhance the cultural heritage resource	+	+	+	Benefits across the Island	Permanent	High	Ensuring that new industrial premises are kept within key industrial sites (Policies EIW1 and EIW2) will ensure that effects to cultural heritage resources are minimised. Policies EIW3, EIW5 and EIW6 also seek to minimise the visual impact of new development through, for example, landscape screening which will have indirect benefits to the setting of cultural heritage resources.	Policy EIW1 – +
								Policy EIW2 – +
								Policy EIW3 – +
								Policy EIW4 – +
								Policy EIW5 – +
								Policy EIW6 – +
15) To protect and	+	+	+	Benefits	Permanent	High	Most of the policies within this section make a	Policy EIW1 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
enhance landscape, seascape and townscape character and quality				across the Island especially the countryside	Permanent Temporary	Low High	<p>commitment to ensuring that new development does not cause detrimental effects to the character and amenity of an area. Policies EIW3, EIW5 and EIW6 make a commitment to abide by the General Development Principles, minimising the visual impact of new development through, for example, landscape screening which will have benefits landscape resources. Therefore effects have been assessed as beneficial.</p> <p>Containing industrial development within key sites should also benefit the wider landscape (Policy EIW2).</p> <p>Policy EIW4 seeks to permit the relocation of bad neighbour uses which could benefit the landscape in one location and the policy states that they would have to be moved to suitable sites within the defined built up area.</p>	Policy EIW2 – + Policy EIW3 – + Policy EIW4 – + Policy EIW5 – + Policy EIW6 – +
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		Low	<p>Whilst the focus is not directly upon minimising waste generation, a number of these policies make reference to Policy GD1 which highlights the need to avoid generation of waste. This could have benefits in the long-term if there is a change to waste management attitudes amongst developers of new land uses.</p>	Policy EIW1 – 0 Policy EIW2 – 0 Policy EIW3 – 0 Policy EIW4 – 0 Policy EIW5 – 0 Policy EIW6 – 0
17) To promote the use	0	0	0	Not applicable		High	There is no clear link between the policies and the	Policy EIW1 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
of more sustainable modes of transport							objective.	Policy EIW2 – 0
								Policy EIW3 – 0
								Policy EIW4 – 0
								Policy EIW5 – 0
								Policy EIW6 – 0

Economy – Rural and Marine Economy Policies

- Proposal 15 – Stewardship in Agriculture
- Policy ERE1 – Safeguarding Agricultural Land
- Policy ERE2 – Diversification of Agriculture and the Rural Economy
- Policy ERE3 – Enabling or Linked Development
- Policy ERE4 – Change of Use and/or Conversion of Traditional Farm Buildings
- Policy ERE5 – Change of Use and/or Conversion of Modern Farm Buildings
- Policy ERE6 – New Agricultural Buildings, Extensions and Horticultural Structures
- Policy ERE7 – Derelict and Redundant Glasshouses
- Policy ERE8 – Fishing and Fish Farming

Key Assumptions in the Supporting Text

A key theme of the countryside policies is the need for a sense of the stewardship of the land with the responsibility placed upon the farmers.

The policies focus upon a precautionary principle which continues to safeguard agricultural land.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+/-	+/-	+/-	Rural parts of the Island will be affected.	Permanent	High	Proposal 15 focuses upon encouraging stewardship which itself could help to indirectly protect biodiversity resources by promoting more sensitive use of agricultural land. Stewardship schemes include more appropriate use of the land including landscape restoration or woodland planting which should benefit biodiversity. Policy ERE3 states that any proposals for enabling development must not significantly	Proposal 15 - +
								Policy ERE1– 0
								Policy ERE2 – 0
								Policy ERE3 – +
								Policy ERE4 – +
				Policy ERE5 – +/-				

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>harm biodiversity or landscape interest whilst Policy ERE4 makes reference back to policy GD1 which should ensure the protection of biodiversity resources if the change of use of traditional farm buildings is pursued.</p> <p>Policies ERE5 and ERE6 state that there will generally be a presumption against the change of use/conversion, or construction of new agricultural buildings. Policy ERE6 links back to Policy GD1 and should indirectly protect biodiversity resources. However, there is no reference in policy ERE5 to protection measures and this is considered an omission as such conversions could have adverse biodiversity effects.</p>	<p>Policy ERE6 – +/-</p> <p>Policy ERE7 – +</p> <p>Policy ERE8 - +</p>
2) To protect and enhance coastal and marine biodiversity	+	+	+	Marine and coastal areas.	Permanent	High	<p>Policy ERE8 addresses fish farming and seeks to safeguard the marine and land resources forming the basis of this industry. It states that it will be achieved through policies for marine conservation.</p> <p><i>This policy could still be strengthened by the policy specifically referencing the policies which protect the marine environment.</i></p>	<p>Proposal 15 - 0</p> <p>Policy ERE1 – 0</p> <p>Policy ERE2 – 0</p> <p>Policy ERE3 – 0</p> <p>Policy ERE4 – 0</p> <p>Policy ERE5 – 0</p> <p>Policy ERE6 – 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy ERE7 – 0
								Policy ERE8 – +
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between these policies and the objective.	Proposal 15 - 0
								Policy ERE1 – 0
								Policy ERE2 – 0
								Policy ERE3 – 0
								Policy ERE4 – 0
								Policy ERE5 – 0
								Policy ERE6 – 0
								Policy ERE7 – 0
4) To encourage the development of sustainable communities ⁷	0	0	0	Not applicable		High	There is no clear link between these policies and the objective.	Proposal 15 - 0
								Policy ERE1 – 0
								Policy ERE2 – 0

⁷ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy ERE3 – 0
								Policy ERE4 – 0
								Policy ERE5 – 0
								Policy ERE6 – 0
								Policy ERE7 – 0
								Policy ERE8 – 0
5)To promote sustainable economic growth	+	+	+	Rural parts of the Island and also marine fish farming industry	Permanent	Low	<p>Policy ERE1 also seeks to safeguard agricultural land and this should help to ensure that it is not adversely affected by development e.g. severance effects would affect the economic viability of a landholding.</p> <p>Policy ERE2 permits agricultural diversification which could potentially benefit the economy by providing more stability and a wider range of economic opportunities for farming enterprises. Such benefits are more likely to be realised in the long-term. Such benefits could also be realised through policies ERE3, 4 and 5 which permit some changes of use.</p> <p>Policy ERE8 addresses the protection of the resources that support the fishing and fish farming which should help to ensure that this remains a viable source of income. However, this will also be achieved through other policies</p>	Proposal 15 - 0 Policy ERE1 – + Policy ERE2 – + Policy ERE3 – 0 Policy ERE4 – + Policy ERE5 – + Policy ERE6 – + Policy ERE7 – 0 Policy ERE8 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	in the plan addressing the protection of the marine environment.	
6) To improve physical and mental health for all and reduce health inequalities	0	0	0	Not applicable		High	There is no clear link between these policies and the Objective.	Proposal 15 - 0
								Policy ERE1 – 0
								Policy ERE2 – 0
								Policy ERE3 – 0
								Policy ERE4 – 0
								Policy ERE5 – 0
								Policy ERE6 – 0
								Policy ERE7 – 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	+	+	Rural parts of the Island	Permanent	Low	Policy ERE7 permits the development of redundant and derelict glasshouses for agricultural diversification, or in exceptional circumstances, other uses and this is a positive use of a derelict structure in the rural parts of Jersey and so is assessed as positively contributing to the achievement of this objective. A number of the policies address change of use or diversification and identify a number of criteria that have to be fulfilled before such	Proposal 15 - 0
								Policy ERE1 – 0
								Policy ERE2 – +
								Policy ERE3 – +
								Policy ERE4 – +
			Policy ERE5 – +					

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							development can occur. The policies include a reference to avoiding pollution effects which should help to protect soil resources from new contamination.	Policy ERE6 – + Policy ERE7 – + Policy ERE8 – 0
8) To protect soil functions	0	0	+	Rural parts of the Island	Permanent	Low	Proposal 15 promotes improved stewardship of agricultural land including the use of agri-environment schemes. The uptake of such schemes, could potentially benefit soil functions in the long-term by encouraging improved use of the soil and better farming techniques. It is considered unlikely that the other policies would affect soil functions.	Proposal 15 - + Policy ERE1 – 0 Policy ERE2 – 0 Policy ERE3 – 0 Policy ERE4 – 0 Policy ERE5 – 0 Policy ERE6 – 0 Policy ERE7 – 0 Policy ERE8 – 0
9) To protect and enhance the quality and availability of water resources	+	+	+	Rural parts of the Island	Permanent	High	A number of the policies promote rural diversification and conversion of buildings which could pose very low risks to water quality. However, policies ERE2, ERE4 and ERE 6 all make reference to Policy GD1 which indirectly ensures water resources should not be affected.	Proposal 15 - + Policy ERE1 – 0 Policy ERE2 – + Policy ERE3 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	Minor positive effects have been recorded. Proposal 15 which promotes the use of agri-environment schemes should also benefit water resources if it leads to the uptake of more sustainable farming practices in the long-term.	Policy ERE4 – + Policy ERE5 – 0 Policy ERE6 – + Policy ERE7 – 0 Policy ERE8 – 0
10) To protect and enhance coastal, intertidal and marine waters	+	+	+	Marine and coastal areas.	Permanent	High	Policy ERE8 addresses fish farming and seeks to safeguard the marine and land resources forming the basis of this industry. It states that it will be achieved through policies for marine conservation. <i>This policy could be strengthened by the policy specifically referencing the policies which protect the marine environment.</i>	Policy ENR2 – 0 Policy ERE1 – 0 Policy ERE4 – 0 Policy ERE5 – 0 Policy ERE6 – 0 Policy ERE7 – 0 Policy ERE8 – +
11) To protect and improve air quality	+	+	+	Rural parts of the Island	Permanent	Low	Localised changes to the rural economy as a result of diversification are unlikely to lead to significant air pollution issues. However, a number of the policies include reference to Policy GD1 and the need to ensure that such changes do not cause adverse pollution or odour issues (ERE2, ERE6, ERE7, ERE8) and	Proposal 15 - 0 Policy ERE1 – 0 Policy ERE2 – + Policy ERE3 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>so effects have been assessed as minor positive.</p> <p>A number of the policies also highlight the need for any conversion or change of use not to cause unacceptable traffic problems and preventing such effects should indirectly protect air quality.</p>	<p>Policy ERE4 – +</p> <p>Policy ERE5 – 0</p> <p>Policy ERE6 – +</p> <p>Policy ERE7 – +</p> <p>Policy ERE8 – +</p>
12) To limit and adapt to climate change	+	+	+	Rural parts of the Island	Permanent	Low	<p>Although climate change is not directly mentioned within the policies indirect benefits will be felt from ensuring that new development does not have an impact on the local environment [pollution] and ensuring new development does not lead to unacceptable problems with traffic generation. Therefore effects have been assessed as positive.</p>	<p>Proposal 15 - 0</p> <p>Policy ERE1 – 0</p> <p>Policy ERE2 – 0</p> <p>Policy ERE3 – +/-</p> <p>Policy ERE4 – +</p> <p>Policy ERE5 – +</p> <p>Policy ERE6 – +</p> <p>Policy ERE7 – +</p> <p>Policy ERE8 – +</p>
13) To increase energy efficiency and require the use of renewable energy	0	0	0	Not applicable		High	<p>There is no clear link between this policy and the Objective.</p>	<p>Proposal 15 - 0</p> <p>Policy ERE1 – 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
sources								Policy ERE2 – 0 Policy ERE3 – 0 Policy ERE4 – 0 Policy ERE5 – 0 Policy ERE6 – 0 Policy ERE7 – 0 Policy ERE8 – 0
14) To protect and enhance the cultural heritage resource	+	+	+	Rural parts of the Island	Permanent	High	Agricultural diversification and the change of use of rural buildings has the potential to adversely affect the cultural heritage resources and it is acknowledged within the Island Plan that many traditional farm buildings are Sites of Special Interest and are, therefore, of heritage value. A number of the policies include specific clauses stating that the works should not adversely affect Sites of Special Interest or Conservation Areas and should not affect the character and amenity of the area which could indirectly benefit the setting of other heritage resources. Therefore, effects have been assessed as minor positive.	Proposal 15 - 0 Policy ERE1 – 0 Policy ERE2 – + Policy ERE3 – + Policy ERE4 – + Policy ERE5 – 0 Policy ERE6 – + Policy ERE7 – + Policy ERE8 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Rural parts of the Island.	Permanent	High	<p>Rural diversification projects have the potential to cause localised landscape changes as a result of the modification to building structures or the demolition of existing buildings.</p> <p>The policies which could potentially lead to structural changes include clauses which state that the changes should not unreasonably affect the character and amenity of an area or make reference to the need to adhere to Policy GD1 which makes reference to the need to protect character and amenity.</p> <p>Policy ERE1 addresses the safeguarding of agricultural land and states that the Countryside Character Appraisal will be a factor in the decision-making process and this should ensure that decisions are made in view of the existing landscape character.</p>	Proposal 15 - 0
								Policy ERE1 – +
								Policy ERE2 – +
								Policy ERE3 – +/-
								Policy ERE4 – +
								Policy ERE5 – +
								Policy ERE6 – +
								Policy ERE7 – +
Policy ERE8 – +								
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Proposal 15 - 0
								Policy ERE1 – 0
								Policy ERE2 – 0
								Policy ERE3 – 0
								Policy ERE4 – 0
								Policy ERE5 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy ERE6 – 0
								Policy ERE7 – 0
								Policy ERE8 – 0
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	The policies themselves do not directly promote the development of more sustainable modes of transport. However, many of them highlight the need for rural diversification proposals not to adversely affect levels of traffic. However, effects have been assessed as neutral.	Proposal 15 - 0
								Policy ERE1– 0
								Policy ERE2– 0
								Policy ERE3 – 0
								Policy ERE4 – 0
								Policy ERE5 – 0
								Policy ERE6 – 0
								Policy ERE7 – 0
								Policy ERE8 – 0

Economy Policies – Visitor Economy

- Policy EVE1 – Visitor Accommodation, Tourism and Cultural Attractions
- Policy EVE2 – Tourist Destination Areas
- Policy EVE3 – Tourism Support Facilities in the Countryside
- Policy EVE4 – Beach Kiosks

Key Assumptions in the Supporting Text

There is a clear acknowledgement of the importance of the tourism to the Jersey economy.

Recognition that new attractions will need to be developed to ensure that Jersey remains an attractive destination for visitors.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Benefits across the Island.	Permanent	High	Policies EVE1, EVE2 and EVE3 do refer to GD1 which should ensure that new development of this type should not have an unacceptable effect on Protected Species or Sites. Policy EVE3 does make reference to supporting environmental enhancements to the public realm in the Tourist Destination Areas of the Island which could offer indirect biodiversity opportunities.	Policy EVE1 - +
								Policy EVE2 - +
								Policy EVE3 - +
								Policy EVE4 - 0
2) To protect and enhance coastal and marine biodiversity	+	+	+	Benefits across the Coastal National Park Zone.	Permanent	High	Policy EVE1 commits to the protection of the Coastal National Park Zone from tourism development, therefore effects have been assessed as positive. This is a very high quality environment that should be protected from uncontrolled tourist development.	Policy EVE1 - +
								Policy EVE2 - +
								Policy EVE3 - 0
								Policy EV5 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<i>Policy NE5 'Marine Zone' of the Island Plan' should also be referred to in these tourism policies, as there is potential for new tourism development to adversely affect the marine environment, as the marine zone includes the bays and beaches. Making reference to this policy would strengthen these policies.</i>	
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies and the objective.	Policy EVE1 - 0
								Policy EVE2 - 0
								Policy EVE3 - 0
								Policy EV4 - 0
4) To encourage the development of sustainable communities ⁸	0	0	0	Not applicable		High	Whilst the policies do not focus upon encouraging the development of sustainable communities, there is a clear emphasis in all of these policies that new tourism development should not adversely affect the character and amenity of an area, adversely affect neighbouring land uses, nor have adverse traffic impacts, all of which are essential if quality of life on the Island is not to be adversely affected by tourism.	Policy EVE1 - 0
								Policy EVE2 - 0
								Policy EVE3 - 0
								Policy EV4 - 0

⁸ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>The policies all permit new tourist and visitor development, providing certain key conditions are met and by facilitating new development of this type across the Island it should be possible for the tourist economy on the Island to continue to thrive which should provide employment opportunities for communities.</p> <p>These are all very minor, indirect benefits that could be realised through these policies.</p>	
5)To promote sustainable economic growth	+	+	+	Benefits across the Island	Permanent	High	<p>The commitment to improving tourist attractions and accommodation across the Island will contribute to promoting and sustainable economic growth.</p> <p>There are likely to benefits in countryside locations as a result of Policy EVE3 enabling the provision of support facilities.</p> <p>There is a clear emphasis in all of the policies upon ensuring that new tourism development does not adversely affect the environment, nor the surrounding neighbourhoods and this should ensure that economic growth linked to tourism can occur without leading to the erosion of the natural environment which in itself is a tourist attraction.</p>	Policy EVE1 - +
								Policy EVE2 - +
								Policy EVE3 - +
								Policy EVE4 - +
6)To improve physical	0	0	0	Not applicable		High	There is no real relationship between the	Policy EVE1 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
and mental health for all and reduce health inequalities					Permanent Temporary	Low High	<p>policies and the objective. However, there may be some very minor, indirect benefits as the policies all highlight the need for new development not to adversely affect public safety and for security by design to be an integral element of designs (Policy EVE1 and EVE2, EVE3) which could benefit mental health and well-being by helping to avoid issues associated with fear of crime (although crime levels are very low on Jersey).</p> <p>Policy EVE3 also seeks to encourage development that will promote informal recreational activities.</p>	<p>Policy EVE2 - 0</p> <p>Policy EVE3 - 0</p> <p>Policy EVE4 - 0</p>
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	+	+	Benefits across the Island (potential for re-use of brownfield sites in urban area and protection of greenfield locations).	Permanent	High	<p>The focus of these tourism policies is upon directing development towards built up areas (Policy EVE1 and EVE3) and there is a clear presumption against development in the Coastal National Park Zone. For this reason, the policies could indirectly encourage the re-use of vacant and brownfield sites in urban areas and help to protect greenfield areas.</p>	<p>Policy EVE1 - +</p> <p>Policy EVE2 - 0</p> <p>Policy EVE3 - +</p> <p>Policy EVE4 - 0</p>
8) To protect soil functions	+	+	+	Potential benefits for soil functions in countryside	Permanent	High	<p>The focus of these tourism policies is upon directing development towards built up areas (Policy EVE1 and EVE3) and there is a clear presumption against</p>	<p>Policy EVE1 - +</p> <p>Policy EVE2 - 0</p> <p>Policy EVE3 - +</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
				locations and within the Coastal National Park.	Permanent Temporary	Low High	development in the Coastal National Park Zone. For this reason, the policies could indirectly encourage the re-use of vacant and brownfield sites in urban areas and help to protect greenfield areas and their soil functions.	Policy EVE4 - 0
9) To protect and enhance the quality and availability of water resources	+	+	+	Potential risks particularly in the Tourist Destination Areas	Permanent	High	Whilst the construction of individual hotels and guest accommodation is unlikely to affect water resource availability or cause pollution, there is a risk that larger scale activities could adversely affect water quality, for example, development promoted in the Tourist Destination Areas (Policy EVE2). However, there is a cross reference to the requirements of Policy GD1 which should ensure that such adverse effects are avoided.	Policy EVE1 - 0 Policy EVE2 - + Policy EVE3 - 0 Policy EVE4 - 0
10) To protect and enhance coastal, intertidal and marine waters	+	+	+	Coastal and marine waters would be affected.	Permanent	High	There is a presumption within Policies EVE1 and EVE3 that new and the extension to tourist accommodation and cultural attractions will not be permitted within the Coastal National Park Zone and there should be indirect benefits to the coastal and marine areas waters, if development is generally not permitted in this location.	Policy EVE1 - + Policy EVE2 - + Policy EVE3 - 0 Policy EVE4 - 0
11) To protect and	+	+	+	Benefits across	Permanent	Low	Air Quality although not directly mentioned	Policy EVE1 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
improve air quality				the Island	Permanent Temporary	Low High	within this section will be protected providing that new development does not lead to problems with traffic generation, and increase emissions. There is a clause link to Policy GD1 within policies EVE1, EVE2, and EVE3 which would intend that the development should not cause an unacceptable increase in traffic generation. This is particularly important in St. Helier, where there are already some traffic congestion problems during peak hours.	Policy EVE2 - + Policy EVE3 - + Policy EVE4 - 0
12) To limit and adapt to climate change	0	+	+	Benefits across the Island	Permanent	Low	Whilst limiting and adapting to climate change is not directly addressed, new tourism development could lead to increased traffic levels which could cause an increase in carbon dioxide emissions from vehicular sources. There is a clause link to Policy GD1 within policies EVE1, EVE2, and EVE3 which would intend that the development should not cause an unacceptable increase in traffic generation.	Policy EVE1 - + Policy EVE2 - + Policy EVE3 - + Policy EVE4 - 0
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no clear link between the policy and the objective.	Policy EVE1 - 0 Policy EVE2 - 0 Policy EVE3 - 0 Policy EVE4 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
14) To protect and enhance the cultural heritage resource	+	+	+	Benefits across the Island	Permanent	High	Policies EVE1, EVE2, and EVE3 seek to ensure that new tourist development does not adversely affect buildings of local importance and Conservation Areas along with the settings around them. Effects are therefore recorded as beneficial.	Policy EVE1 - +
								Policy EVE2 - +
								Policy EVE3 - +
								Policy EVE4 - 0
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Benefits across the Island including the Coastal National Park Zone	Permanent	High	Tourist attractions, accommodation and destination developments will not be permitted if they have an unreasonable impact on buildings of local importance, cause visual intrusions, are not appropriate to their surrounding settings or will cause adverse effects in Conservation Areas. Therefore all the policies within this section have positive effects against this Objective. Policies EVE1 and EVE3 also clearly state that there will be a presumption against new and extensions to existing developments within the Coastal National Park Zone which should benefit landscape, townscape and seascape in this part of Jersey. This is a highly sensitive part of the Island's landscape.	Policy EVE1 - +
								Policy EVE2 - +
								Policy EVE3 - +
								Policy EVE4 - 0
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies and the objective.	Policy EVE1 - 0
								Policy EVE2 - 0
								Policy EVE3 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies	
	ST (<5yr)	MT (5-10yr)	LT (>10yr)						Permanent
								Temporary	High
								Policy EVE4 - 0	
17) To promote the use of more sustainable modes of transport	+	+	+	Benefits will largely be felt within built up areas where new tourism development is likely to be concentrated.	Permanent	High	Policy EVE2, states that tourism and recreation facilities will not be permitted if they are not accessible by pedestrians, cyclists and public transport users therefore these policies contribute to the achievement of this objective. By referring to Policy GD1, Policies EVE1 and EVE3 also make this statement.	Policy EVE1 - +	
								Policy EVE2 - +	
								Policy EVE2 - +	
								Policy EVE3 - 0	
								Policy EVE4 - 0	

Housing

- Proposal 16 – Provision of Homes
- Policy H1 –Category A Housing Sites
- Policy H2 – Other Category A Housing Sites
- Policy H3 – Affordable Housing
- Policy H4 – Housing Mix
- Policy H5 –Housing in Rural Centres
- Policy H6 – Housing Development within the Built Up Area
- Policy H7 – Housing to Meet Special Requirements
- Policy H8 – Registered Lodging Accommodation
- Policy H9 – Staff and Key Agricultural Worker Accommodation
- Policy H10 – Conversion to Flats
- Policy H11 – Loss of Housing Units

Key Assumptions in the Supporting Text

Evidence and surveys conducted to date suggest that the current housing land availability situation is reasonably healthy and there is a predicted surplus of 550 units over the first five years of the plan and a predicted surplus of 625 units over the full Plan period.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+/-	+/-	+/-	Across the Island	Permanent	High	New housing development has the potential to result in localised biodiversity effects. The greatest risks in Jersey are considered to be to protected species, as the ecological Sites of Special Interest are situated outside of urban areas and the plan is not promoting the	Proposal 16 - 0 Policy H1 - 0 Policy H2 – 0 Policy H3 - 0 Policy H4 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>significant re-zoning of greenfield land for new housing development and so new housing development should occur in regeneration areas, the Category A sites zoned for housing and as infill development within the existing urban area. This should help to reduce the likelihood of adverse effects upon terrestrial and freshwater biodiversity.</p> <p>Policy H9 addresses the provision of staff accommodation suggesting that this would normally be permitted where it accords with general policies and criteria applying the conversion of buildings. Recommendations have previously been made regarding the need to strengthen these policies from an ecological perspective.</p>	Policy H5 - 0 Policy H6 - 0 Policy H7 - 0 Policy H8 - 0 Policy H9 - + Policy H10 - 0 Policy H11 - 0
2) To protect and enhance coastal and marine biodiversity	0	0	0	Not applicable		High	The development of new housing across the Island is unlikely to result in significant effects on the marine and coastal environment.	Proposal 16 - 0 Policy H1 - 0 Policy H2 - 0 Policy H3 - 0 Policy H4 - 0 Policy H5 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High		Policy H6 - 0 Policy H7 - 0 Policy H8 - 0 Policy H9 - 0 Policy H10 - 0 Policy H11 - 0
3) To provide good quality affordable housing that meets the requirements of the local population	++	++	++	Across the Island	Permanent	High	The focus of all of the policies is upon providing the correct number and mix of houses over the Plan period. There is a need to provide affordable housing across the plan area and an appropriate mix to meet housing needs. Policy H3 is particularly important from this perspective explicitly outlining the States of Jersey requirements for the provision of affordable housing.	Proposal 16 - 0 Policy H1 - + Policy H2 - + Policy H3 - + Policy H4 - + Policy H5 - + Policy H6 - + Policy H7 - + Policy H8 - + Policy H9 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy H10 - +
								Policy H11 - +
4)To encourage the development of sustainable communities ⁹	+	+	+	Across the Island particularly in urban areas e.g. St. Helier	Permanent	Low	<p>The focus of the policies is upon providing appropriate housing requirements and meeting the needs of communities across Jersey and so there would be a positive contribution to this policy. Many of the policies also highlight the need for the new housing to be situated within or in close proximity to existing built up areas to ensure that new houses are within a convenient distance of shopping, community and transport facilities (H5, H6).</p> <p>There is a general presumption against the development of new houses in rural centres. However, Policy H5 states that in exceptional circumstances the provision of small-scale housing in such locations will be permitted to support the viability and vitality of these settlements and so this policy performs positively</p>	Proposal 16 - 0 Policy H1 - + Policy H2 - + Policy H3 - 0 Policy H4 - + Policy H5 - + Policy H6 - + Policy H7 - + Policy H8 - + Policy H9 - + Policy H10 - + Policy H11 - 0

⁹ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							against this objective.	
5)To promote sustainable economic growth	0	0	0	Not applicable		Low	The focus of these policies is upon housing provision and not upon supporting the development of Jersey's economy. However, there could be some indirect benefits linked to these policies. For example, Policy H5 permits community housing in key rural centres which could benefit local services and the vitality of these smaller settlements. Policy H9 also permits the provision of staff accommodation which may be essential to support a business and Policy H8 the provision of new dwellings for agricultural workers where needed. Effects have not been assessed as positive overall as such impacts are likely to be very localised.	Policy H1 - 0
								Policy H2 - 0
								Policy H3 - 0
								Policy H4 - 0
								Policy H5 - +
								Policy H6 - 0
								Policy H7 - 0
								Policy H8 - +
								Policy H9 - +
								Policy H10 - 0
Policy H11 - 0								
6)To improve physical and mental health for all and reduce health inequalities	0	+	+	In locations where new housing development occurs.	Permanent	Low	The focus of these policies is not upon improving health status. However, ensuring that housing is provided which meets local needs should offer some indirect health benefits in the long-term by ensuring that individuals have access to homes of an appropriate quality.	Policy H1 - +
								Policy H2 - +
								Policy H3 - +
								Policy H4 - +
								Policy H5 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	There is a focus, particularly within policies H1, H2, H3 and H4 upon providing the appropriate mix of housing and affordable housing. Policy H7 focuses upon meeting the needs of certain sectors of the population including the elderly and those with disabilities and ensuring that this sector of the population has access to appropriate housing should have health benefits.	Policy H6 - 0 Policy H7 - + Policy H8 - 0 Policy H9 - 0 Policy H10 - 0 Policy H11 - 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+/-	+/-	+/-	Across the island but benefits likely in rural areas.	Permanent	High	The focus of the spatial strategy is upon concentrating new housing development within existing built up areas and this itself should help to protect greenfield land across Jersey and avoid contamination issues in rural parts of the Island. Policies H1 and H2 identify a series of sites zoned for Category A housing. Whilst these are largely derelict glasshouse sites and not strictly brownfield sites, the use of this type of land is preferable to using greenfield land and so effects are assessed as positive. Policies H6, H9, and H10 all make reference to the re-use of existing	Policy H1 - + Policy H2 - + Policy H3 - 0 Policy H4 - 0 Policy H5 - - Policy H6 - + Policy H7 - - Policy H8 - 0 Policy H9 - + Policy H10 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	buildings and this should again help to avoid the loss of greenfield land.	Policy H11 - 0
8) To protect soil functions	+/-	+/-	+/-	Effects likely to occur in rural areas.	Permanent	High	<p>The focus of the spatial strategy is upon concentrating new housing development within existing built up areas and this itself should help to protect greenfield land across Jersey and hence protect soils from new development of this nature. The sites zoned for Category A housing are also glasshouse sites and the use of these sites in preference to greenfield locations should offer some benefits.</p> <p>Policy H5 could pose some very localised risks to soil functions if development occurs outside of the built up area boundary.</p> <p>Policy H8 which permits new dwellings for agricultural workers in certain circumstance seeks to ensure that such development is within the existing farmstead if it cannot be accommodated within the built-up area.</p>	Proposal 16 - 0
								Policy H1 - +
								Policy H2 - +
								Policy H3 - 0
								Policy H4 - 0
								Policy H5 - -
								Policy H6 - 0
								Policy H7 - 0
								Policy H8 - 0
								Policy H9 - 0
								Policy H10 - 0
Policy H11 - 0								
9) To protect and enhance the quality and availability of water resources	0	0	0	Across the Island	Permanent	High	Within these policies there are no explicit references to protecting water resources and there is a risk that new housing development could have localised and potentially cumulative	Proposal 16 - 0
								Policy H1 - 0
								Policy H2 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<p>effects on the water environment. However, such effects could be managed through the implementation of water saving technologies.</p> <p>The focus of development within the built up area rather than in greenfield locations should indirectly protect water resources in rural parts of the Island although Policy H5 will support the provision of small-scale housing in rural centres in exceptional circumstances.</p>	Policy H3 - 0 Policy H4 - 0 Policy H5 - - Policy H6 - 0 Policy H7 - 0 Policy H8 - 0 Policy H9 - 0 Policy H10 - + Policy H11 - 0
10) To protect and enhance coastal, intertidal and marine waters	0	0	0	Not applicable		High	<p>The provision of new housing is unlikely to affect coastal and intertidal waters directly. However, there are issues associated with the sewage treatment works at Bellozanne and new housing could put increasing pressure on this facility. Issues relating to waste water treatment are addressed in Policy LWM4.</p>	Proposal 16 - 0 Policy H1 - 0 Policy H2 - 0 Policy H3 - 0 Policy H4 - 0 Policy H5 - 0 Policy H6 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High		Policy H7 - 0 Policy H8 - 0 Policy H9 - 0 Policy H10 - 0 Policy H11 - 0
11) To protect and improve air quality	0	0	+	Across the Island	Permanent	Low	<p>The spatial strategy focuses upon providing new housing within the built up area where connections and facilities are better which should help to reduce the need to travel to access services and facilities. By reducing the need to travel, there could be indirect air quality benefits in the medium to long term. In Policy H5 which relates to the provision of housing in rural centres, there is a clear requirement to ensure that the housing sites are well located in relation to the existing built-up area.</p> <p>Whilst individual policies themselves do not necessarily provide any clear air quality benefits, collectively they are working towards a spatial strategy which focuses development</p>	Proposal 16 - 0 Policy H1 - 0 Policy H2 - 0 Policy H3 - 0 Policy H4 - 0 Policy H5 - 0 Policy H6 - 0 Policy H7 - 0 Policy H8 - 0 Policy H9 - 0 Policy H10 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							in the built-up area.	Policy H11 - 0
12) To limit and adapt to climate change	0	0	+	Across the Island	Permanent	Low	<p>The spatial strategy focuses upon providing new housing within the built up area where connections and facilities are better which should help to reduce the need to travel to access services and facilities. Reducing the need to travel could help to avoid an increase in car journeys which would increase carbon dioxide emissions from vehicular sources.</p> <p>Any minor benefits derived from this policy would only be realised in the long-term.</p>	Proposal 16 - 0
								Policy H1 - 0
								Policy H2 – 0
								Policy H3 - 0
								Policy H4 - 0
								Policy H5 - 0
								Policy H6 - 0
								Policy H7 - 0
								Policy H8 - 0
								Policy H9 - 0
								Policy H10 - 0
			Policy H11 - 0					
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	<p>There is no clear link between the policies and this Objective. <i>However, there is scope for energy efficient design to be part of new housing developments and this could be</i></p>	Proposal 16 - 0
								Policy H1 - 0
								Policy H2 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	<i>promoted through the Island Plan.</i>	Policy H3 - 0 Policy H4 - 0 Policy H5 - 0 Policy H6 - 0 Policy H7 - 0 Policy H8 - 0 Policy H9 - 0 Policy H10 - 0 Policy H11 - 0
14) To protect and enhance the cultural heritage resource	0	0	0			High	The development of new housing across Jersey has the potential to have effects on cultural heritage resources. Whilst there are no specific clauses in any of the policies addressing the protection of these features there are other policies within the plan addressing their protection within Chapter 3 'Historic Environment'.	Proposal 16 - 0 Policy H1 - 0 Policy H2 – Policy H3 - 0 Policy H4 - 0 Policy H5 - 0 Policy H6 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High		Policy H7 - 0 Policy H8 - 0 Policy H9 - 0 Policy H10 - 0 Policy H11 - 0
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Across the Island	Permanent	High	<p>New housing development will be concentrated in built up areas and this could help to protect the quality of the landscape across the rural parts of the Island from such development.</p> <p>Policy H1 and Policy H2 which identify sites for Category A housing could offer localised landscape and visual benefits as these sites are largely derelict glasshouses and so there could be some benefits associated with their restoration, although this would need to be determined on a case by case basis.</p> <p>When developing new housing sites, the other policies in the Island Plan must be followed to ensure that landscape, townscape and seascape</p>	Proposal 16 - 0 Policy H1 - 0 Policy H2 - 0 Policy H3 - 0 Policy H4 - 0 Policy H5 - 0 Policy H6 - 0 Policy H7 - 0 Policy H8 - 0 Policy H9 - 0 Policy H10 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	are not adversely affected.	Policy H11 - 0
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0			High	There is no clear link between the policy and the Objective.	Proposal 16 - 0
								Policy H1 - 0
								Policy H2 – 0
								Policy H3 - 0
								Policy H4 - 0
								Policy H5 - 0
								Policy H6 - 0
								Policy H7 - 0
								Policy H8 - 0
								Policy H9 - 0
								Policy H10 - 0
						Policy H11 - 0		
17) To promote the use of more sustainable modes of transport	0	0	+	Across the Island but particularly in built up areas and St. Helier.	Permanent	High	The spatial strategy focuses upon providing new housing within the built up area where connections and facilities are better which should help to reduce the need to travel to access	Proposal 16 - 0
								Policy H1 - 0
								Policy H2 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	services and facilities. Whilst none of the policies specifically provide any benefits, the principles of focussing development in the built-up area work towards achieving this objective in the long-term.	Policy H3 – 0
								Policy H4 – 0
								Policy H5 – 0
								Policy H6 – 0
								Policy H7 – 0
								Policy H8 – 0
								Policy H9 – 0
								Policy H10 – 0
								Policy H11 – 0

Social, Community and Open Space

- Policy SCO1 – Educational Facilities
- Policy SCO2 – Healthcare Facilities
- Policy SCO3 – Community Facilities
- Proposal 17 – Open Space Strategy
- Policy SCO4 – Protection of Open Space
- Policy SCO5 – Provision and Enhancement of Open Space
- Policy SCO6 – Allotments

Key Assumptions in Supporting Text

Information is provided on the current provision of community facilities across the Island and details about pupil numbers and the anticipated future requirements related to new school provision.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Potential indirect benefits in rural areas and benefits in urban areas.	Permanent	High	The purpose of these policies in this chapter is not to protect and enhance biodiversity. However, there may be indirect protection as a result of the supporting clauses within the policies which clearly highlight the need for new facilities to not adversely affect the local environment (Proposal 17, Policies SCO4, SCO5 and SCO6). The policies which permit the development of new facilities also indicate that such developments should be integrated into the built-up area and so there should be no loss of greenfield land. Also the protection and enhancement of open space would result in indirect beneficial effects to local biodiversity resources.	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - + Policy SCO4 - + Policy SCO5 - + Policy SCO6 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p><i>Policies SCO1, SCO2 and SCO3 could be improved by making reference to the need for landscaping and enhanced areas for biodiversity to be incorporated into new facilities and their grounds.</i></p> <p>Policy SCO5 should make reference to the need to protect Ramsar sites.</p>	
2) To protect and enhance coastal and marine biodiversity	+	+	+	Biodiversity resources across coastal areas	Permanent	High	<p>The purpose of the policies in this chapter is not to protect and enhance coastal or marine biodiversity. However, there is a general presumption throughout the Plan against development in The Coastal National Park. Policy SCO5 makes a commitment to protecting this area therefore the effects have been assessed as beneficial.</p>	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0 Policy SCO4 - 0 Policy SCO5 - + Policy SCO6 - 0
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	<p>There is no clear link between the policies in this section of the Draft Island Plan and the Environmental Objective.</p>	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0 Policy SCO4 - 0 Policy SCO5 - 0 Policy SCO6 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
4)To encourage the development of sustainable communities	+	+	+	Benefits in settlements where community facilities are situated.	Permanent	High	New educational facilities as per Policy SCO1 along with the provision of new healthcare facilities (Policy SCO2) and community facilities (Policy SCO3) will have positive effects on this Environmental Objective as it will help with the development of sustainable communities. There is also a clear commitment within policies SCO1 (education facilities), SCO2 (healthcare facilities) and SCO3 (community facilities) to protect the existing facilities and to avoid their conversion to another use which should again help to protect community spirit and cohesion in the long-term. The provision of community facilities will also be essential if new housing and economic development opportunities are provided as indicated in other parts of the Island Plan. Policy SCO6 deals with the provision of new allotments and they themselves can be important community facilities and so effects are assessed as positive. The availability of open space is important in creating a place that is desirable to live. There is a clear theme throughout this section of the Plan upon maintaining and improving local amenity and ensuring open space provision.	Policy SCO1 - +
								Policy SCO2 - +
								Policy SCO3 - +
								Proposal 17 - +
								Policy SCO4 - +
								Policy SCO5 - +
								Policy SCO6 - +
5)To promote	0	0	0	Not applicable	Permanent	Low	The provision of new healthcare facilities and	Policy SCO1 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
sustainable economic growth					Permanent Temporary	Low High	new community facilities has the potential to support the ongoing economic and housing development across the Island. Whilst there could be some employment opportunities provided by these types of developments, albeit, at a very local scale, there are unlikely to be significant job creation. For this reason, the effects have been assessed as neutral.	Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0 Policy SCO4 - 0 Policy SCO5 - 0 Policy SCO6 - 0
6)To improve physical and mental health for all and reduce health inequalities	+	+	+	Across the Island	Permanent	High	Policy SCO2 states that ' <i>proposals for the development of new or additional primary and secondary healthcare facilities or for the extension and/or alteration of existing healthcare premises will be permitted providing that the proposal is; 1. Within the grounds of existing healthcare facilities; or 2. Within the Built-up Area</i> '. This policy will therefore have beneficial effects as it will work towards improving health facilities across the Island. Proposal 17(Open Space Strategy), Policy SCO4 (protection of open space) and SCO5 (provision and enhancement of open space) will all indirectly improve physical health as the provision of open space can support the	Policy SCO1 - 0 Policy SCO2 - + Policy SCO3 - + Proposal 17 - + Policy SCO4 - + Policy SCO5 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	promotion of healthy lifestyles. Access to areas of green space is a recognised factor that is vitally important to ensuring health and well-being.	Policy SCO6 - 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	+	+	Likely to be benefits for greenfield land outside of the urban areas (including villages)	Permanent	High	The purpose of the policies within this part of the plan are not to guard against land contamination or encourage brownfield land use. However, the focus of the policies which permit new education, community and healthcare facility development, highlight the need for such development to occur within the built up area and so this should indirectly avoid the loss of greenfield land and so effects have been assessed as positive.	Policy SCO1 - +
								Policy SCO2 - +
								Policy SCO3 - +
								Proposal 17 - 0
								Policy SCO4 - 0
								Policy SCO5 - 0
Policy SCO6 - +								
8) To protect soil functions	+	+	+	Likely to be benefits for greenfield land outside of the urban areas (including villages)	Permanent	High	Policies SCO1, SCO2 and SCO3 focus new development of this type to within the boundary of the built up area and so there are likely to be indirect benefits for soil functions outside of urban areas. Policies relating to the protection of open space would also contribute to achieving this objective.	Policy SCO1 - +
								Policy SCO2 - +
								Policy SCO3 - +
								Proposal 17 - +
								Policy SCO4 - +
								Policy SCO5 - +
								Policy SCO6 - 0/+

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
9) To protect and enhance the quality and availability of water resources	0	0	0	Not applicable	-	-	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0 Policy SCO4 - 0 Policy SCO5 - 0 Policy SCO6 - 0
10) To protect and enhance coastal, intertidal and marine waters	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective. However Policy SCO 5 (provision and enhancement of Open Space) does provide some element of protection for the Coastal National Park).	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0 Policy SCO4 - 0 Policy SCO5 - 0/+ Policy SCO6 - 0
11) To protect and improve air quality	0	0	0	Not applicable		High	Protecting and improving air quality is not a primary focus of these plan policies. However, policies SCO1, SCO2 and SCO3 direct new development towards the built-up area, which should help to ensure that such facilities are positioned well in relation to the major centres of population which could help to reduce travel	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	distances. However, these developments are likely to be relatively small scale and the benefit will be negligible. Effects assessed as neutral.	Policy SCO4 - 0 Policy SCO5 - 0 Policy SCO6 - 0
12) To limit and adapt to climate change	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0 Policy SCO4 - 0 Policy SCO5 - 0 Policy SCO6 - 0
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0 Policy SCO4 - 0 Policy SCO5 - 0 Policy SCO6 - 0
14) To protect and	0	0	0	Not applicable		High	There is no clear link between the policies in	Policy SCO1 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
enhance the cultural heritage resource					Permanent Temporary	Low High	this section of the Draft Island Plan and the Objective.	Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0 Policy SCO4 - 0 Policy SCO5 - 0 Policy SCO6 - 0
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Benefits within the urban areas and potentially rural areas adjacent to settlements.	Permanent	High	Policies SCO1, SCO2 and SCO3 encourage development which is within the built up area which should have indirect benefits for other areas. Policies SCO4, SCO5, SCO6 and Proposal 17 should lead to a sensible open space strategy being developed which should complement the existing landscape and urban form.	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - + Policy SCO4 + Policy SCO5 - + Policy SCO6 - +
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy SCO1 - 0 Policy SCO2 - 0 Policy SCO3 - 0 Proposal 17 - 0 Policy SCO4 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy SCO5 - 0
								Policy SCO6 - 0
17) To promote the use of more sustainable modes of transport	0	0	+	Benefits in the settlements where new community facilities are provided.	Permanent	High	Policies SCO1, SCO2, SCO3, SCO5 and SCO6 all encourage development to be located within the built up area, but do not influence or promote sustainable transport. The effects of these policies are assessed as neutral, as they do not encourage nor discourage sustainable transport options. Policy SCO4 and Proposal 17 encourage greater accessibility to open space. From a cumulative perspective, the policies are likely to have benefits in the long-term.	Policy SCO1 - 0
								Policy SCO2 - 0
								Policy SCO3 - 0
								Proposal 17 - +
								Policy SCO4 - +
								Policy SCO5 - 0
								Policy SCO6 - 0

Travel and Transport

- Policy TT1 – Protection of the Island’s Footpath and Cycle Network
- Policy TT2 – Footpath Provision and Enhancement
- Proposal 18 – Pedestrian Priority
- Policy TT3 – Cycle Routes
- Policy TT4 – Cycle Parking
- Policy TT5 – Road Safety

Key Assumptions in the Supporting Text

Clear emphasis upon the need to shift towards more sustainable ways of travelling.

Acknowledges the need for new developments to carefully consider transport and access and that restrictions may need to be imposed upon some new developments.

To support the travel and transport policies, new mixed use developments i.e. housing and employment will be promoted.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	0	0	+	Potential indirect benefits across the Island where there is a focus upon road safety, public realm improvements for pedestrians and new cycle routes.	Permanent	High	Policies are encouraging the protection and creation of cycle routes, footpaths and associated environmental features such as trees, woodland and boundary features and heritage assets. Proposal 18 creates pedestrian priority areas and the public realm improvements that are promoted through could also indirectly benefit biodiversity if they involve some planting and landscaping. Effects assessed as neutral. Policies TT4 and TT5 are not likely to have any significant effects on biodiversity.	Policy TT1 - +
								Policy TT2 - +
								Proposal 18 - +
								Policy TT3 - +
								Policy TT4 - 0
Policy TT5 - 0								
2) To protect and	0	0	0	Not applicable		High	It is considered unlikely that the policies in	Policy TT1 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
enhance coastal and marine biodiversity							this part of the plan would significantly affect coastal and marine biodiversity.	Policy TT2 - 0 Proposal 18 - 0 Policy TT3 - 0 Policy TT4 - 0 Policy TT5 - 0
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT1 - 0 Policy TT2 - 0 Proposal 18 - 0 Policy TT3 - 0 Policy TT4 - 0 Policy TT5 - 0
4) To encourage the development of sustainable communities ¹⁰	0	+	+	Potential indirect benefits across the Island where there is a focus upon road safety, public realm improvements for pedestrians and new cycle routes.	Permanent	Low	The provision of safe footpaths and cycle routes on the Island could have indirect benefits for communities by improving accessibility and improving the quality of the environment. There is a clear link between these policies and improving the quality of the public realm in certain locations across the Island.	Policy TT1 - + Policy TT2 - + Proposal 18 - + Policy TT3 - + Policy TT4 - + Policy TT5 - +

¹⁰ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
5) To promote sustainable economic growth	0	0	+	Benefits likely to occur in urban areas such as St. Helier.	Permanent	High	The provision of new cycle and pedestrian routes, coupled with enhancements to the public realm and road safety are likely to help attract inward investment. For example, the focus upon pedestrian priority is likely to be particularly beneficial although it is recognised that for some businesses restrictions on vehicular access may be perceived to have an adverse effect on their business.	Policy TT1 - +
								Policy TT2 - 0
								Proposal 18 - +
								Policy TT3 - +
								Policy TT4 - +
Policy TT5 - +								
6) To improve physical and mental health for all and reduce health inequalities	+	+	+	Across the Island	Permanent	Low	The provision and enhancement of footpaths and cycle routes will help work towards improving the physical fitness of the population on the Island. Therefore, effects have been assessed as positive. There could also be indirect health benefits as a result of improved air quality in the long-term if the policies are effective in encouraging a modal shift and a reduction in car use. Improvements to road safety would also help to reduce the risk of accidents.	Policy TT1 - +
								Policy TT2 - +
								Proposal 18 - +
								Policy TT3 - +
								Policy TT4 - +
Policy TT5 - +								
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT1 - 0
								Policy TT2 - 0
								Proposal 18 - 0
								Policy TT3 - 0
								Policy TT4 - 0
Policy TT5 - 0								

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency Permanent Temporary	Level of Certainty Low High	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
8) To protect soil functions	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT1 - 0 Policy TT2 - 0 Proposal 18 - 0 Policy TT3 - 0 Policy TT4 - 0 Policy TT5 - 0
9) To protect and enhance the quality and availability of water resources	0	0	+	Primarily urban areas such as St. Helier.	Permanent	High	In the long-term these policies could encourage a gradual modal shift which is likely to reduce the use of the private car and there may also be improved road safety as promoted through policy TT5. This could indirectly benefit water quality, as accidents and runoff can cause water pollution.	Policy TT1 - 0 Policy TT2 - 0 Proposal 18 - 0 Policy TT3 - 0 Policy TT4 - 0 Policy TT5 - +
10) To protect and enhance coastal, intertidal and marine waters	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT1 - 0 Policy TT2 - 0 Proposal 18 - 0 Policy TT3 - 0 Policy TT4 - 0 Policy TT5 - 0
11) To protect and	0	0	+	Across the island but	Permanent	High	Although not directly mentioned in the	Policy TT1 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
improve air quality				potentially more prominent in St. Helier.	Permanent Temporary	Low High	policies, supporting the provision of and enhancement of cycleways and footpaths may have indirect benefits on air quality as people may be more inclined to walk/cycle rather than use their car. Benefits are more likely to be realised in the long-term.	Policy TT2 - + Proposal 18 - + Policy TT3 - + Policy TT4 - + Policy TT5 - +
12) To limit and adapt to climate change	0	0	+	Across the island but potentially more prominent in St. Helier.	Permanent	High	Although not directly mentioned in the policies, supporting the provision of and enhancement of cycleways and footpaths may have minor indirect benefits on climate change as people may be more inclined to walk/cycle rather than use their car which should contribute to a reduction in greenhouse gas emissions from transport sources (approximately one third of greenhouse gas emissions in Jersey come from motorised vehicles).	Policy TT1 - + Policy TT2 - + Proposal 18 - + Policy TT3 - + Policy TT4 - + Policy TT5 - +
13) To increase energy efficiency and require the use of renewable energy sources	0	0	+	Across the Island	Permanent	High	Collectively the policies could lead to more walking and cycling and public transport use, rather than use of the private car which in the long-term could contribute to a reduction in energy use e.g. through fuel consumption.	Policy TT1 - + Policy TT2 - + Proposal 18 - + Policy TT3 - + Policy TT4 - + Policy TT5 - +
14) To protect and	0	0	+	Across the Island	Permanent	High	Collectively the polices could contribute to	Policy TT1 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
enhance the cultural heritage resource							an improvement to the setting of some cultural heritage resources by encouraging a modal shift and reducing traffic flows, and by retaining these as features along routes. Also, the improvements to the public realm that may be delivered through enhanced cycle and pedestrian areas may also offer indirect benefits (Proposal 18).	Policy TT2 - + Proposal 18 - + Policy TT3 - + Policy TT4 - + Policy TT5 - +
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Across the Island	Permanent	High	Policy TT3 states that ‘the provision or the enhancement of existing cycling infrastructure should seek to minimise the development upon the landscape, through appropriate design...’ therefore this policy seeks to protect landscape resources and effects have been deemed positive. Policy TT2 also highlights that footpath provision and enhancement will only be considered if it respects the character of the area. Collectively, the policies could benefit the landscape and townscape if they contribute to a reduction in the private car use which should help to reduce the congestion and improve the appearance of the streetscape.	Policy TT1 - + Policy TT2 - + Proposal 18 - + Policy TT3 - + Policy TT4 - + Policy TT5 - +
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT1 - 0 Policy TT2 - 0 Proposal 18 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Temporary	High		
								Policy TT3 - 0
								Policy TT4 - 0
								Policy TT5 - 0
17) To promote the use of more sustainable modes of transport	++	++	++	Across the Island	Permanent	High	All the policies within this section make a commitment to improving safe pedestrian access around the Island whether improving footpaths or maintaining cycle routes therefore effects have been assessed as major positive.	Policy TT1 - +
								Policy TT2 - +
								Proposal 18 - +
								Policy TT3 - +
								Policy TT4 - +
								Policy TT5 - +

Travel and Transport – Public Transport Policies

- Policy TT6 – Park and Ride
- Policy TT7 – Better Public Transport
- Policy TT8 – Access to Public Transport
- Policy TT9 – Travel Plans

Key Assumptions in the Supporting Text

There is some anecdotal evidence that people already ‘park and ride’ in Jersey using the facilities at Goose Green and Les Quennevais.

There is a clear emphasis upon giving buses greater priority

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Not applicable	Permanent Temporary	Low High	Biodiversity resources are covered in a separate section of the Draft Island Plan, but policies TT6 and TT7 ensure that development is carried out in accordance with the General Development Principles, Policy GD1. This will ensure that new development will not cause adverse effects to biodiversity resources and so effects have been recorded as positive.	Policy TT6 – + Policy TT7 – + Policy TT8 – 0 Policy TT9 – 0
2) To protect and enhance coastal and marine biodiversity	0	0	0	Not applicable		High	It is considered unlikely that the policies in this part of the plan would significantly affect coastal and marine biodiversity.	Policy TT6 – 0 Policy TT7 – 0 Policy TT8 – 0 Policy TT9 – 0
3) To provide good quality affordable	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the	Policy TT6 – 0 Policy TT7 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
housing that meets the requirements of the local population					Permanent Temporary	Low High	Objective.	Policy TT8 – 0 Policy TT9 – 0
4)To encourage the development of sustainable communities ¹¹	0	+	+	Potential for benefits across the Island	Permanent	Low	Better public transport facilities across the Island will make places more accessible to the public therefore contributing to the development of sustainable communities. Benefits are more likely to be realised in the medium to long term. Policy TT8 addresses the need for new developments including housing to be accessible to public transport and this should ensure that new communities are not established that cannot access facilities and services.	Policy TT6 – + Policy TT7 – + Policy TT8 – + Policy TT9 – +
5)To promote sustainable economic growth	0	+	+	Potential for benefits across the Island	Permanent	Low	These policies have the potential to contribute to economic growth by providing improved public transport links to support new development across the Island. Improved public transport facilities could help to reduce congestion which could make parts of the Island more attractive for inward investment.	Policy TT6 – + Policy TT7 – + Policy TT8 – + Policy TT9 – +
6)To improve physical and mental health for all	0	+	+	Potential for benefits across the Island	Permanent	Low	Collectively the policies could help to reduce congestion which could reduce driver stress	Policy TT6 – + Policy TT7 – +

¹¹ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
and reduce health inequalities					Permanent Temporary	Low High	issues (Highways Agency <i>et al.</i> Design Manual for Roads and Bridges Volume 11 Section 3 Part 9). Reducing congestion could also encourage more individuals to walk and cycle which could indirectly contribute to greater activity levels.	Policy TT8 – + Policy TT9 – +
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	0	0			High	Policy TT6 states that provision for park and ride should be within the built up area which should encourage the use of brownfield or existing sites and not greenfield sites.	Policy TT6 – + Policy TT7 – 0 Policy TT8 – 0 Policy TT9 – 0
8) To protect soil functions	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT6 – 0 Policy TT7 – 0 Policy TT8 – 0 Policy TT9 – 0
9) To protect and enhance the quality and availability of water resources	0	0	+	Across the Island but primarily in urban locations	Permanent	High	In the long-term, these policies could encourage a gradual modal shift which is likely to reduce the use of the private car. This could indirectly benefit water quality, as accidents and runoff from roads can cause water pollution. Such effects are likely to be very minor.	Policy TT6 – + Policy TT7 – + Policy TT8 – + Policy TT9 – +
10) To protect and enhance coastal,	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the	Policy TT6 – 0 Policy TT7 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
intertidal and marine waters					Permanent Temporary	Low High	Objective.	Policy TT8 – 0 Policy TT9 – 0
11) To protect and improve air quality	0	0	+	Across the Island	Permanent	Low	Improving public transport services and facilities across Jersey could lead to indirect benefits to air quality, as the numbers of private cars used will be reduced. Therefore effects have been assessed as minor positive in the long-term as a modal shift would be gradual.	Policy TT6 – + Policy TT7 – + Policy TT8 – + Policy TT9 – +
12) To limit and adapt to climate change	0	0	+	Across the island but potentially more prominent in St. Helier.	Permanent	High	Although not directly mentioned in the policies, supporting the development of the public transport network and improving facilities may have minor indirect benefits on climate change as people may be more inclined to use public transport rather than using their car which should contribute to a reduction in greenhouse gas emissions from transport sources (approximately one third of greenhouse gas emissions in Jersey come from motorised vehicles).	Policy TT6 – + Policy TT7 – + Policy TT8 – + Policy TT9 – +
13) To increase energy efficiency and require the use of renewable energy sources	0	0	+	Across the Island	Permanent	High	Collectively the policies could lead to more public transport use, rather than use of the private car which in the long-term could contribute to a reduction in energy use e.g. through fuel consumption.	Policy TT6 – + Policy TT7 – + Policy TT8 – + Policy TT9 – +
14) To protect and	0	0	+	Across the Island	Permanent	High	Collectively the policies could contribute to	Policy TT6 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
enhance the cultural heritage resource							an improvement to the setting of some cultural heritage resources by encouraging a modal shift and reducing traffic flows. Policy TT6 states that new park and ride facilities should not adversely affect the local environment and that facilities need to be appropriately designed which should help avoid adverse effects on heritage resources.	Policy TT7 – + Policy TT8 – + Policy TT9 – +
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Across the Island	Permanent	High	Collectively, the policies could benefit the landscape and townscape if they contribute to a reduction in the private car use which should help to reduce congestion and improve the appearance of the streetscape. Policy TT6 also states that park and ride facilities should be appropriately designed and located to minimise their visual impact.	Policy TT6 – + Policy TT7 – + Policy TT8 – + Policy TT9 – +
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT6 – 0 Policy TT7 – 0 Policy TT8 – 0 Policy TT9 – 0
17) To promote the use of more sustainable modes of transport	++	++	++	Across the Island	Permanent	High	All the policies assessed within this section make a commitment to either improving existing public transport facilities or the development of new facilities. Therefore effects have been assessed as major beneficial. There is also a clear commitment in Policy TT9 regarding the need for travel plans to be developed for large	Policy TT6 – + Policy TT7 – + Policy TT8 – + Policy TT9 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)		Permanent Temporary	Low High		

Travel and Transport – Parking Related Policies

- Policy TT10 – Off-Street Public Parking Provision In St. Helier
- Policy TT11 – Private Car Parks in St. Helier
- Policy TT12 – Parking Provision Outside St. Helier
- Proposal 19 – Parking Guidelines

Key Assumptions in the Supporting Text

The majority of parking spaces in St. Helier are private. However, if a reduction in congestion and private car use is to be achieved then parking provision in St. Helier needs to be regulated and managed.

There will be a focus upon ensuring that the location of new parking provision is appropriate and parking provision which would encourage unnecessary vehicular traffic into and across St. Helier will be discouraged.

The text provides specific details about parking provision in different parts of St. Helier, making reference to specific car parks and the implications of new developments upon parking availability and provision.

The focus is upon releasing road space to support the enhancement of the public realm.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective. However, policy TT12 states that proposals for new car parks outside of St. Helier will only be permitted where environmental capacity exists to accommodate the proposals.	Policy TT10 - 0
								Policy TT11 - 0
								Policy TT12 - +
								Proposal 19 - 0
2) To protect and enhance coastal and marine biodiversity	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT10 - 0
								Policy TT11 - 0
								Policy TT12 - 0
								Proposal 19 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT10 - 0 Policy TT11 - 0 Policy TT12 - 0 Proposal 19 - 0
4) To encourage the development of sustainable communities ¹²	0	0	+	Across the Island but likely to be concentrated in St. Helier	Permanent	High	Whilst the focus of the policies is upon parking standards and provision, there may be some indirect benefits for communities across the Island, particularly in St. Helier. A presumption against off-street parking provision is likely to make the urban environment more attractive and there is a clear focus upon encouraging improvements to the public realm through restricting parking and only permitting it in essential locations which could offer some very minor indirect benefits in the long-term. The policies could also encourage a shift towards the use of more sustainable modes of transport which again would benefit communities.	Policy TT10 - + Policy TT11 - + Policy TT12 - + Proposal 19 - 0
5) To promote sustainable economic growth	0	0	+	Across the Island but likely to be concentrated in	Permanent	High	Whilst the focus of the policies is upon parking standards and provision, there may be some indirect benefits for the Island's	Policy TT10 - + Policy TT11 - +

¹² The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
				St.Helier	Permanent Temporary	Low High	economy, if congestion reduces. A presumption against off-street parking provision is likely to make the urban environment more attractive and there is a clear focus upon encouraging improvements to the public realm through restricting parking and only permitting it in essential locations which could offer some very minor indirect benefits in the long-term and help to attract inward investment.	Policy TT12 - + Proposal 19 - 0
6) To improve physical and mental health for all and reduce health inequalities	0	+	+	Potential for benefits across the Island	Permanent	High	Collectively the policies could help to reduce congestion which could reduce driver stress issues Highways Agency <i>et al</i> : Design Manual for Roads and Bridges Volume 11 Section 3 Part 9). Reducing congestion could also encourage more individuals to walk and cycle which could indirectly contribute to greater activity levels.	Policy TT10 - + Policy TT11 - + Policy TT12 - + Proposal 19 - 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	0	0	Potential benefits in urban areas, particularly St. Helier	Permanent	High	Policy TT10 states that the redevelopment of surface level off-street public car parking provision in St. Helier will not normally be resisted and this indirectly encourages the redevelopment of brownfield sites. Similar clauses are included in policy TT11 as the redevelopment of existing private car parks will generally be encouraged if they are not related to a particular building.	Policy TT10 - + Policy TT11 - + Policy TT12 - 0 Proposal 19 - 0
8) To protect soil	0	0	0	Not applicable		High	Discouraging the creation of new car parks	Policy TT10 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
functions					Permanent Temporary	Low High	should indirectly protect loss of land to this land use and hence soil functions.	Policy TT11 - 0 Policy TT12 - 0 Proposal 19 - 0
9)To protect and enhance the quality and availability of water resources	-	-	-	Across the Island where potential new car parks will be built.	Permanent	Low	<p>There is a general presumption throughout the policies upon discouraging new car parking unless absolutely necessary. However, Policy TT10 and Policy TT12 do permit new car parking development which could lead to increased areas of hardstanding depending upon where they are situated and the existing site land use. For this reason, negative effects have been recorded.</p> <p><i>There may be some scope for Policy TT10 to include a clause stating that porous pavements and sustainable drainage systems should be considered as part of new car parking proposals as the development of car parks and hardstanding is likely to lead to an increase in surface water runoff. Something similar is suggested through Policy TT12 where it states that additional car parking should be to a high standard of design and refers to policy GD1, however it could be more explicit.</i></p>	Policy TT10 - - Policy TT11 - 0 Policy TT12 - - Proposal 19 - 0
10) To protect and enhance coastal,	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the	Policy TT10 - 0 Policy TT11 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
intertidal and marine waters					Permanent Temporary	Low High	Objective.	Policy TT12 - 0 Proposal 19 - 0
11) To protect and improve air quality	0	0	+	Across the Island and within St Helier	Permanent	Low	<p>The focus of the policies is largely upon ensuring that car parks are not created or expanded unless absolutely necessary and that the focus is upon redeveloping redundant car park areas. Reducing the number of car parks in St. Helier has the potential to help reduce congestion and this could benefit air quality in the long-term.</p> <p>The text supporting the policies states that there will be a priority towards reclaiming road space to improve the public realm which could again help to reduce the risk of congestion. However, this is not apparent in the policy wording and it might be worth including this clearly in the policy.</p> <p>There is some degree of uncertainty about how effective these policies will be in protecting air quality as it will depend upon how they help to reduce congestion and so certainty in the prediction is low.</p>	Policy TT10 - + Policy TT11 - + Policy TT12 - + Proposal 19 - +
12) To limit and adapt to climate change	+	+	+	Across the Island and within St Helier	Permanent	Low	<p>The focus of the policies is largely upon ensuring that car parks are not created or expanded unless absolutely necessary and that the focus is upon redeveloping redundant car park areas. Reducing the number of car parks, particularly in St. Helier</p>	Policy TT10 - + Policy TT11 - + Policy TT12 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	has the potential to help reduce congestion and car use and reduce greenhouse gas emissions from vehicular sources.	Proposal 19 - +
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT10 - 0 Policy TT11 - 0 Policy TT12 - 0 Proposal 19 - 0
14) To protect and enhance the cultural heritage resource	+	+	+	Across the Island and within St Helier	Permanent	Low	Policy TT10 allows the redevelopment of surface level off-street public car parking and discourages new temporary surface level off-street parking, both of which can adversely affect cultural heritage resources e.g. Conservation Areas and buildings. There could, therefore, be indirect protection for cultural heritage resources. Similarly all of the policies seek to ensure that only essential car parking is provided and that it is appropriately designed which should again benefit the public realm.	Policy TT10 - + Policy TT11 - + Policy TT12 - + Proposal 19 - +
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Across the Island and within St. Helier	Permanent	High	The focus of all of the policies is upon ensuring that only essential parking provision is provided to try and reduce congestion and facilitate the use of other forms of transport such as walking, cycling and public transport. If a modal shift occurs in the long-term there should be benefits for the townscape of St. Helier and potentially other parts of the Island. Policy TT12 also	Policy TT10 - + Policy TT11 - + Policy TT12 - + Proposal 19 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	clearly highlights the need for any new parking provision outside of St. Helier to be appropriately designed. <i>It is recommended that a clause is added to Policy TT10 that is similar to that in TT12 addressing high quality design and referring to policy GD1.</i>	
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT10 - 0 Policy TT11 - 0 Policy TT12 - 0 Proposal 19 - 0
17) To promote the use of more sustainable modes of transport	+	+	+	Within St Helier and surrounding areas	Permanent	High	The focus of all of the policies is upon ensuring that only essential parking provision is provided to try and reduce congestion and facilitate the use of other forms of transport such as walking, cycling and public transport. The policies are, therefore, indirectly promoting the use of sustainable modes of transport. In Policy TT10 there is a presumption against new additional off-street public parking spaces, in TT11 there is a presumption against new private, non-residential car parks and support for the redevelopment of existing private car parks.	Policy TT10 - + Policy TT11 - + Policy TT12 - + Proposal 19 - +

Travel and Transport – Highway Network Policies

- Policy TT13 – Protection of the Highway Network
- Policy TT14 – Highway Improvements

Key Assumptions in the Supporting Text

Support for the development of improved or new highway infrastructure will only be justified where there are other compelling reasons related to the Island's economy, environmental or highway safety interests or where the proposed change will support and encourage the use of other modes of transport.

New roads or changes to highway capacity should not isolate or exclude pedestrians and cyclists.

Traffic modelling has been undertaken associated with a number of potential new developments in St. Helier including the St. Helier Waterfront, masterplanning the La Collette and St. Helier Harbours and the St. Helier Development and Regeneration Strategy

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency		Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)		Permanent	Temporary			
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Where road improvements are implemented	Permanent		High	<p>New road improvements have the potential to enhance biodiversity if congestion and accident risks are reduced but can also cause adverse effects associated with habitat removal, species disturbance etc. Policy TT13 aims to protect landscape, townscape, cultural heritage and biodiversity resources.</p> <p>Policy TT14 highlights the need for environmental costs and benefits of highway improvement schemes to be assessed which should include biodiversity resources. <i>However the policy wording could be improved slightly to remove any potential ambiguity and to highlight the need for mitigation measures to be developed for potentially adverse effects.</i></p>	<p>Policy TT13 +</p> <p>Policy TT14 - +</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
2) To protect and enhance coastal and marine biodiversity	+	+	+	Where road improvements are implemented	Permanent	High	There are unlikely to be effects upon marine biodiversity but coastal biodiversity could potentially be affected. Policy TT13 aims to protect landscape, townscape, cultural heritage and biodiversity resources. Policy TT14 highlights the need for environmental costs and benefits of highway improvement schemes to be assessed which should include biodiversity resources. <i>However the policy wording could be improved slightly to remove any potential ambiguity and to highlight the need for mitigation measures to be developed for potentially adverse effects.</i>	Policy TT13 +
								Policy TT14 - +
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT13 - 0
								Policy TT14 - 0
4) To encourage the development of sustainable communities ¹³	+	+	+	Especially St Helier Ring Road: Francis Street and Beaumont/ Route de la Haule.	Permanent	High	Protection of the highway network and the commitment to highway improvements pays an important role in the development of sustainable communities by ensuring access and helping to reduce congestion. Therefore effects have been assessed as positive. Policy TT14 also states that new road designs and the widening of roads	Policy TT13 - +
								Policy TT14 - +

¹³ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	should take account of the needs to pedestrian and cyclists.	
5) To promote sustainable economic growth	+	+	+	Across the Island but particularly in St. Helier	Permanent	Low	Policy TT14 states that Highway improvements will only be supported if 'they can facilitate development that is of demonstrable value and significance to the Island's economic interests...' therefore effects have been deemed positive. Ensuring that traffic flows are effective and congestion decreases could help to attract inward investors by making the environment more attractive and enhancing the public realm. Modifying the road network is also likely to be essential to facilitate the economic success of some key developments such as the Esplanade Quarter.	Policy TT13 - +
								Policy TT14 - +
6) To improve physical and mental health for all and reduce health inequalities	0	0	0	Across the Island but particularly in St. Helier	Permanent	Low	Policy TT14 states that highway improvements will be supported if they improve road safety and help to deliver a modal shift. The policy also states that pedestrians and cyclists need to be taken into account in road designs. Whilst not directly contributing to the achievement of this objective, there may be some indirect benefits if a modal shift helps to encourage greater activity levels.	Policy TT13 - +
								Policy TT14 - +
7) To guard against land contamination and encourage the appropriate re-use of	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT13 - 0
								Policy TT14 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
brownfield sites					Permanent Temporary	Low High		
8) To protect soil functions	+	+	+	Where road improvements are implemented	Permanent	High	<p>TT13 permits the creation of new access routes onto the Primary Route Network which could potentially affect soil functions, however with development taking place in line the principles of Policy GD1, there should be few negative impacts and potentially some benefits.</p> <p>Highway improvement schemes have the potential to affect soil resources by causing pollution, compaction or direct loss of soils through excavation. Policy TT14 states that the environmental costs and benefits of a scheme should be assessed which should protect soil resources. <i>However the policy wording could be improved slightly to remove any potential ambiguity and to highlight the need for mitigation measures to be developed for potentially adverse effects.</i></p>	Policy TT13 - +
								Policy TT14 - +
9) To protect and enhance the quality and availability of water resources	+	+	+	Where road improvements are implemented	Permanent	High	<p>TT13 permits the creation of new access routes onto the Primary Route Network which could potentially affect water resources, however with development taking place in line the principles of Policy GD1, there should be some benefits to water quality.</p> <p>Highway improvement schemes have the potential to affect water resources by modifying drainage patterns and affecting water quality. Policy TT14 states that the environmental costs</p>	Policy TT13 - +
								Policy TT14 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	and benefits of a scheme should be assessed which should protect water resources. <i>However the policy wording could be improved slightly to remove any potential ambiguity and to highlight the need for mitigation measures to be developed for potentially adverse effects.</i>	
10) To protect and enhance coastal, intertidal and marine waters	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT13 - 0 Policy TT14 - 0
11) To protect and improve air quality	+	+	+	Where road improvements are implemented	Permanent	Low	The focus is upon ensuring that any new highway improvements will help to reduce existing congestion levels and support a modal shift. So, whilst road improvements have the potential to adversely affect air quality, the focus is upon benefitting traffic movement and potentially air quality in the long-term. Effects have been assessed as positive but with a low level of certainty. However, Policy TT13 and TT14 could both be strengthened with regards to their environmental protection provisions. Any schemes of this nature that are brought forward would need to be subject to further assessment.	Policy TT13 - + Policy TT14 - +
12) To limit and adapt to climate change	0	0	0	Where road improvements are implemented	Permanent	Low	The focus is upon ensuring that any new highway improvements will help to reduce existing congestion levels and support a modal shift. So, whilst road improvements have the potential to adversely affect air quality, the focus is upon benefitting traffic movement and potentially	Policy TT13 - + Policy TT14 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	reducing carbon dioxide emissions in the long-term. However, such benefits are only likely to be very minor and so effects have been assessed as neutral.	
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Environmental Objective.	Policy TT13 - 0 Policy TT14 - 0
14) To protect and enhance the cultural heritage resource	+	+	+	Where road improvements are implemented	Permanent	Low	TT13 permits the creation of new access routes onto the Primary Route Network but aims to protect landscape, townscape, cultural heritage and biodiversity resources. The wording of Policy TT14 could be strengthened to ensure the protection of cultural heritage resources. However, this policy does clearly state that the environmental costs and benefits of highway improvements must be evaluated.	Policy TT13 + Policy TT14 - +
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Not applicable	Permanent	Low	TT13 permits the creation of new access routes onto the Primary Route Network, but aims to protect landscape, townscape, cultural heritage and biodiversity resources. The wording of Policy TT14 could also be strengthened. However, this policy does clearly state that the environmental costs and benefits of highway improvements must be evaluated. However, the focus of the policies is upon only permitting highway improvements that will benefit	Policy TT13 - Policy TT14 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	traffic flows and help to reduce congestion which in the long-term could benefit the public realm and the wider townscape/landscape.	
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT13 - 0
								Policy TT14 - 0
17) To promote the use of more sustainable modes of transport	+	+	+	Across the Island	Permanent	High	The focus of both of these policies is improving traffic flows, reducing congestion levels and supporting the delivery of a modal shift. Effects have, therefore, been assessed as positive.	Policy TT13 - +
								Policy TT14 - +

Travel and Transport – Port and Airport Policies

- Policy TT15 – Operational Development at the Port of St Helier and Jersey Airport
- Policy TT16 – Aircraft Noise Zones
- Policy TT17 – Airport Public Safety Zones

Key Assumptions in the Supporting Text

The present port facilities are ageing and inefficient as they cannot support 24 hour operations or provide berthing for larger vessels.

Feasibility work has shown that a new port could be sited in various configurations at La Collette. This option, as well as the future development of La Collette, the Port of St. Helier and the Inner Harbours is currently the subject of a feasibility study.

A Masterplan for the airport was drawn up in 2002 to provide the basis for the development of the airport. The Masterplan is in the process of review but a number of projects emerging from it have been or are in the process of being implemented.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+/-	+/-	+/-	Within airport public safety zones and the operational areas of the port and airport.	Permanent	High	Whilst the focus of the policies is not upon protecting and enhancing biodiversity, Policy TT17 could offer indirect benefits, as it seeks to keep development to a minimum within airport public safety zones which should discourage some development. However, Policy TT15 should be strengthened to ensure that it clearly highlights the need for the environmental effects of new development within the operational area of the Port and airport to be assessed before they are permitted.	Policy TT15 - - Policy TT16 - 0 Policy TT17 - +
2) To protect and enhance coastal and marine biodiversity	+/-	+/-	+/-	Within airport public safety zones	Permanent	High	Whilst the focus of the policies is not upon protecting and enhancing biodiversity, Policy TT17 could offer indirect benefits, as it seeks to	Policy TT15 - - Policy TT16 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	keep development to a minimum within airport public safety zones which should discourage some development. However, Policy TT15 should be strengthened to ensure that it clearly highlights the need for the environmental effects of new development within the operational area of the Port and airport to be assessed before they are permitted.	Policy TT17 - +
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT15 - 0 Policy TT16 - 0 Policy TT17 - 0
4) To encourage the development of sustainable communities ¹⁴	+	+	+	Within the communities of the Island	Permanent	High	Maintaining the ports and airports of Jersey will contribute to achieving sustainable communities as they provide employment opportunities and are very important to the Island's economy.	Policy TT15 - + Policy TT16 - 0 Policy TT17 - 0
5) To promote sustainable economic growth	+	+	+	Across the Island	Permanent	High	Maintaining the ports and airports of Jersey will contribute to achieving sustainable growth.	Policy TT15 - + Policy TT16 - 0 Policy TT17 - 0
6) To improve physical	+	+	+	Within the airport	Permanent	Low	The focus of policies TT16 and TT17 are	Policy TT15 - 0

¹⁴ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
and mental health for all and reduce health inequalities				safety zones and in the vicinity of the airport.	Permanent Temporary	Low High	controlling noise sensitive development close to the airport and ensuring public safety and so positive effects are recorded against this Objective.	Policy TT16 - + Policy TT17 - +
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT15 - 0 Policy TT16 - 0 Policy TT17 - 0
8) To protect soil functions	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT15 - 0 Policy TT16 - 0 Policy TT17 - 0
9) To protect and enhance the quality and availability of water resources	+/-	+/-	+/-	Within airport public safety zones and the operational areas of the port and airport.	Permanent	High	Whilst the focus of the policies is not upon protecting and enhancing water resources, Policy TT17 could offer indirect benefits, as it seeks to keep development to a minimum within airport public safety zones which should discourage some development. However, Policy TT15 should be strengthened to ensure that it clearly highlights the need for the environmental effects of new development within the operational area of the Port and airport to be assessed before they are permitted as such development could potentially affect water quality.	Policy TT15 - - Policy TT16 - 0 Policy TT17 - +
10) To protect and	-	-	-	Marine and coastal	Permanent	High	Policy TT15 allows operational development at	Policy TT15 - -

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
enhance coastal, intertidal and marine waters				areas within and in close proximity to the port	Permanent Temporary	Low High	the port. Such development has the potential to adversely affect the marine environment and it is recommended that this policy is strengthened from an environmental perspective to ensure any potential adverse effects are mitigated.	Policy TT16 - 0 Policy TT17 - +
11) To protect and improve air quality	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT15 - 0 Policy TT16 - 0 Policy TT17 - 0
12) To limit and adapt to climate change	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT15 - 0 Policy TT16 - 0 Policy TT17 - 0
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT15 - 0 Policy TT16 - 0 Policy TT17 - 0
14) To protect and enhance the cultural heritage resource	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT15 - 0 Policy TT16 - 0 Policy TT17 - 0
15) To protect and enhance landscape, seascape and townscape character and quality	0	0	0	Not applicable		High	It is considered unlikely that there would be significant changes to the landscape as a result of new development within the operational areas of the port and the airport, however there could be some risks associated with the	Policy TT15 - 0 Policy TT16 - 0 Policy TT17 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							creation of tall or obtrusive structures that would need to be assessed carefully through the planning process. There could be some indirect protection to the landscape around the airport as a result of the limited development that can occur for safety reasons.	
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT15 - 0
								Policy TT16 - 0
								Policy TT17 - 0
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	Policy TT15 - 0
								Policy TT16 - 0
								Policy TT17 - 0

Natural Resources and Utilities –Water Resources and Energy Resources

- Policy NR1 – Protection of Water Resources
- Proposal 20 – Water Conservation

Key Assumptions in the Supporting Text

The need to protect the quality and quantity of all of Jersey’s waters is identified. The supporting text provides background to the development of a single designation in the new Island Plan of ‘Water Pollution Safeguarding Areas’.

Information is provided about existing water consumption rates across the Island. It is also anticipated that there is sufficient raw water storage to meet needs over the plan period.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Benefits would be felt across the Island	Permanent	High	Policy NR1 states that development that would cause an adverse effect on the aquatic environment would not be permitted. Therefore, the protection of the Islands water resources will have a direct effect on certain species. Proposal 20 could have indirect benefits by ensuring that water is conserved which could reduce the need for over abstraction which could adversely affect ecological resources.	Policy NR1 – +
								Proposal 20 – +
2) To protect and enhance coastal and marine biodiversity	+	+	+	Benefits would be felt across coastal areas of the Island	Permanent	High	Policy NR1 states that development that would cause an adverse effect on the aquatic environment would not be permitted. This policy would therefore have direct benefits to marine biodiversity which is of very	Policy NR1 – +
								Proposal 20 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							high value.	
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR1 – 0 Proposal 20 – 0
4) To encourage the development of sustainable communities ¹⁵	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR1 – 0 Proposal 20 – 0
5) To promote sustainable economic growth	0	0	0	Not applicable		High	There is no clear link between the policies and the objective.	Policy NR1 – 0 Proposal 20 – 0
6) To improve physical and mental health for all and reduce health inequalities	0	0	0	Benefits across the Island	Permanent	High	The focus of the policies is not upon improving health specifically. However, Proposal 20 and Policy NR1 could have long-term benefits for health and well-being as they address the need to encourage improved water conservation and management which could help to reduce risks associated with water supply shortages in the future.	Policy NR1 – + Proposal 20 – +

¹⁵ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	0	0		Permanent	High	There is no clear link between the policies and the Objective.	Policy NR1 – 0 Proposal 20 – 0
8) To protect soil functions	0	0	0	Not applicable	Permanent	High	There is no clear link between the policies and the Objective.	Policy NR1 – 0 Proposal 20 – 0
9) To protect and enhance the quality and availability of water resources	++	++	++	Benefits would be felt across the Island	Permanent	High	Policy NR1 and Proposal 20 make a commitment to protecting the Island's water resources therefore effects have been assessed as positive. Water is a precious resource within Jersey therefore it is important to protect it. The policy advocates water efficient design.	Policy NR1 - ++ Proposal 20 - ++
10) To protect and enhance coastal, intertidal and marine waters	+	+	+	Benefits across marine areas of the Island	Permanent	High	Not only is it important to protect freshwater water resources but it is equally important to protect marine water resources therefore effects have been assessed as positive against Policy NR1 and Proposal 20 for the same reasons as above.	Policy NR1 - + Proposal 20 - +
11) To protect and improve air quality	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR1 - 0 Proposal 20 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
12) To limit and adapt to climate change	0	+	+	Benefits would be felt across the Island	Permanent	Low	It will be important to adapt to the risks posed by climate change and water resource availability is something that could become more scarce in the future. Policy NR1 and Proposal 20 seek to encourage water conservation which should have benefits in the medium to long-term and help the Island adapt to this challenge.	Policy NR1 - + Proposal 20 - +
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no link between the policies and the Objective.	Policy NR1 - 0 Proposal 20 - 0
14) To protect and enhance the cultural heritage resource	0	0	0	Not applicable		High	There is no link between the policies and the Objective.	Policy NR1 - 0 Proposal 20 - 0
15) To protect and enhance landscape, seascape and townscape character and quality	0	0	0	Not applicable		High	There is no link between the policies and the Objective.	Policy NR1 - 0 Proposal 20 - 0
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR1 - 0 Proposal 20 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR1 – 0 Proposal 20 – 0

Natural Resources and Utilities – Energy

- Policy NR2 – Exploratory, Appraisal or Prototype Energy Proposals Off-Shore Utility Scale Renewable Energy Proposals
- Policy NR3 – Off-shore Utility Scale Renewable Energy Development
- Policy NR4 – Proposals for Onshore Renewable Energy Production

Key Issues and Assumptions in the Supporting Chapter Text

There is a recognised need to ensure a secure, affordable and sustainable energy supply for the Island. It is assumed that on-shore wind turbine development would not be appropriate on the Island.

Promotes the adoption of sustainable energy solutions at all levels including at the local and district scale, although this is not specifically reflected in the wording of the policies in this section.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Benefits would be felt across the Island.	Permanent	Low	All three policies state that an Environmental Impact Assessment (EIA) is required in order for renewable energy schemes to be considered and ultimately permitted. Therefore appropriate mitigation measures would be needed to protect biodiversity resources from adverse effects and so effects have been deemed positive. Equally, potential positive effects should be maximised through the design process. <i>Policies NR2, NR3 and NR4 would benefit from highlighting the need to clarify bullet point e to ensure no significant impacts on the environment or neighbouring uses...</i>	NR2 - +
								NR3 - +
								NR4 - +
2) To protect and enhance coastal and marine	+	+	+	Benefits would be felt across the Island.	Permanent	Low	All three policies state that an EIA is required in order for renewable energy schemes to be considered and ultimately	NR2 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
biodiversity							permitted. Therefore appropriate mitigation measures should be included in Environmental Statements assessing potential effects on biodiversity resources and ensuring that appropriate mitigation measures have been developed. <i>See recommendations above regarding strengthening the policies.</i>	NR3 - + NR4 - +
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Environmental Objective.	NR2 - 0 NR3 - 0 NR4 - 0
4) To encourage the development of sustainable communities	0	0	0	Not applicable		High	Renewable energy schemes on the Island will contribute to providing sustainable energy for communities. Securing reliable renewable energy could benefit communities by helping to reduce risks to energy prices i.e. by reducing reliability on imported energy sources. However, the policies themselves are considered unlikely to result in significant effects upon this objective.	NR2 - 0 NR3 - 0 NR4 - 0
5) To promote sustainable economic growth	0	0	+	Potential for benefits across the Island	Permanent	High	Promoting energy efficiency has the potential to benefit companies by reducing their energy bills. There may also be scope	NR2 - + NR3 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							for new exploratory energy proposals to provide new economic opportunities for the Island and so effects have been recorded as positive in the long term as the implementation of new energy technologies and also improving energy efficiency is likely to be a gradual process that could offer economic benefits.	NR4 - +
6) To improve physical and mental health for all and reduce health inequalities	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Environmental Objective.	NR2 - 0 NR3 - 0 NR4 - 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	+	+	Benefits across the Island		High	All three policies highlight the need for there to be no adverse pollution effects. These policies are not intended to focus upon Brownfield land use.	NR2 - 0 NR3 - 0 NR4 - 0
8) To protect soil functions	+	+	+	Benefits across the Island	Permanent	High	Whilst the focus of these policies is not upon protecting soil functions, all of the policies highlight the need for EIAs to be undertaken and the need for there to not be an unreasonable impact on the local environment.	NR2 - + NR3 - + NR4 - +
9) To protect and	+/-	+/-	+/-	Potential for effects in	Permanent	Low	All three policies highlight the need for	NR2 - +/-

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
enhance the quality and availability of water resources				coastal areas.	Permanent Temporary	Low High	there to be no adverse pollution effects. They also state that there should not be an unacceptable impact on hydrology or coastal processes thereby taking on board an earlier recommendation of the SEA process.	NR3 - +/- NR4 - +/-
10) To protect and enhance coastal, intertidal and marine waters	+	+	+	Potential for effects in the coastal, intertidal and marine areas.	Permanent Temporary	High	All three policies state that an EIA is required in order for renewable energy schemes to be considered and ultimately permitted. Therefore appropriate mitigation measures should be identified that should protect the coastal, intertidal and marine environment. All policies also specifically make reference to the need to avoid unacceptable impacts on the marine, intertidal and coastal environment as well as coastal processes.	NR2 - + NR3 - + NR4 - +
11) To protect and improve air quality	+	+	+	Benefits would be felt across the Island.	Permanent	High	Renewable energy schemes will help to improve the Islands air quality as they do not produce large quantities of greenhouse gasses therefore effects have been assessed as positive.	NR2 - + NR3 - + NR4 - +
12) To limit and adapt to climate	++	++	++	Benefits would be felt across the Island.	Permanent	High	The policies within this section concentrate on the use of renewable energy schemes	NR2 - ++

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
change					Permanent Temporary	Low High	on the Island, whether onshore or offshore. These schemes will contribute to the Islands renewable energy targets and will help to combat climate change.	NR3 - ++ NR4 - ++
13) To increase energy efficiency and require the use of renewable energy sources	++	++	++	Benefits would be felt across the Island.	Permanent	High	The policies within this section concentrate on the use of renewable energy schemes on the Island, whether onshore or offshore. These schemes will contribute to the Islands renewable energy targets and will help to combat climate change.	NR2 - ++ NR3 - ++ NR4 - ++
14) To protect and enhance the cultural heritage resource	+	+	+	Benefits would be felt across the Island.	Permanent	Low	All three policies state that an EIA is required in order for renewable energy schemes to be considered and ultimately permitted. Therefore effects on cultural heritage resources will be managed through this assessment process.	NR2 - + NR3 - + NR4 - +
15) To protect and enhance landscape, seascape and	+	+	+	Benefits would be felt across the Island.	Permanent	Low	All three policies state that an EIA is required in order for renewable energy schemes to be considered and ultimately	NR2 - +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
townscape character and quality							permitted. Therefore effects on landscape/townscape and visual amenity should be assessed and appropriately mitigated.	NR3 - +
								NR4 - +
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	+	+	+	Benefits would be felt across the Island.	Permanent	High	The text supporting the policies states that new developments should incorporate sustainable design features and that they should seek to reduce consumption of natural resources. This issue is not specifically addressed in these policies but is reflected in other policies in the plan (GD1, M2)	NR2 - 0
								NR3 - 0
								NR4 - 0
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	There is no clear link between the policies in this section of the Draft Island Plan and the Objective.	NR2 - 0
								NR3 - 0
								NR4 - 0

Natural Resources and Utilities – Safety Zones for Hazardous Installations and Minerals

- Policy NR5 – Safety Zones for Hazardous Installations
- Policy NR6 – Supply of Aggregates
- Policy NR7 – Secondary and Recycled Materials/Alternative Aggregates Production
- Policy NR8 – New or Extended Mineral Workings
- Policy NR9 – Restoration, Aftercare and After Use
- Policy NR10 – Use of Planning Conditions on Mineral Workings
- Policy NR11 – Use of Legal Agreements
- Policy NR12 – New Off-loading Facilities for Imported Aggregates

Key Assumptions in Supporting Text

A summary of information is provided about the mineral reserves available across the Island and the potential future extraction requirements. Only sand and stone are actively worked at present across the Island with the two major rock quarries being Ronez and La Gigoulande.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Benefits would be felt across the Island	Permanent	High	Policies NR8, NR9 and NR10 seek to protect biodiversity resources at mineral extraction sites and also offer enhancement opportunities at the restoration and after use stage. Policy NR11 seeks to obtain agreements with developers relating to operation and site restoration which can include environmental measures. Policy NR12 seeks	Policy NR5 - 0 Policy NR6 – 0 Policy NR7 – 0 Policy NR8 – + Policy NR9 – + Policy NR10 – + Policy NR11 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	to ensure there are minimal impacts on marine or terrestrial habitats.	Policy NR12 – +
2) To protect and enhance coastal and marine biodiversity	0	+	+	St Helier Harbour	Permanent	Low	Policy NR12 seeks to ensure there are minimal impacts on marine or terrestrial habitats. Specific reference is made to the need to avoid adverse impacts on the South East Coast Ramsar.	Policy NR5 - 0
								Policy NR6 – 0
								Policy NR7 – 0
								Policy NR8 – 0
								Policy NR9 – 0
								Policy NR10 – 0
								Policy NR11 – 0
								Policy NR12 – +
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	The policies are unlikely to offer any direct benefits to this Environmental Objective. However, using local non imported material to build new houses could contribute to keeping the costs of building new houses low.	Policy NR5 - 0
								Policy NR6 – 0
								Policy NR7 – 0
								Policy NR8 – 0
								Policy NR9 – 0
								Policy NR10 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High		Policy NR11 – 0
								Policy NR12 – 0
4)To encourage the development of sustainable communities ¹⁶	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR5 - 0
								Policy NR6 – 0
								Policy NR7 – 0
								Policy NR8 – 0
								Policy NR9 – 0
								Policy NR10 – 0
								Policy NR11 – 0
								Policy NR12 – 0
5)To promote sustainable economic growth	0	0	0	Not applicable		High	The policies are unlikely to offer any direct benefits to this objective, however Policy NR8 does state that new or extensions to mineral workings should retain existing	Policy NR5 - 0
								Policy NR6 – 0
								Policy NR7 – 0
								Policy NR8 – +

¹⁶ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	employment opportunities.	Policy NR9 – 0
								Policy NR10 – 0
								Policy NR11 – 0
								Policy NR12 – 0
6) To improve physical and mental health for all and reduce health inequalities	0	0	0	Not applicable		High	The policies are unlikely to offer any direct benefits to this Environmental Objective.	Policy NR5 - 0
								Policy NR6 – 0
								Policy NR7 – 0
								Policy NR8 – 0
								Policy NR9 – 0
								Policy NR10 – 0
								Policy NR11 – 0
								Policy NR12 – 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	+	+	Benefits would be felt at the sites of mineral extraction	Permanent	High	Policy NR10 seeks to protect against land contamination from mineral workings and therefore supports this Environmental Objective.	Policy NR5 - 0
								Policy NR6 – 0
								Policy NR7 – 0
								Policy NR8 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy NR9 – 0
								Policy NR10 – +
								Policy NR11 – 0
								Policy NR12 – 0
8) To protect soil functions	+/-	+/-	+/-	Effects would be felt at the sites of mineral extraction	Permanent	Low	Policy NR10 states that during working related operations on mineral sites it is important to ensure good practice when stripping, handling and storing soils. Mineral extraction can have several implications for soils, including disrupting the soil ecosystem, soil degradation, soil contamination and the disruption of the water flow through damaged soils during storage restoration. Therefore effects have been assessed as positive and negative.	Policy NR5 - 0
								Policy NR6 – +/-
								Policy NR7 – +/-
								Policy NR8 – +/-
								Policy NR9 – +/-
								Policy NR10 – +/-
								Policy NR11 – 0
								Policy NR12 – 0
9) To protect and enhance the quality and availability of water resources	+	+	+	Benefits would be felt at the mineral extraction sites and the immediate	Permanent	High	Policy NR8 states that new or extensions to mineral workings must ensure that the proposal will not damage a source of public water supply or other	Policy NR5 - 0
								Policy NR6 – 0
								Policy NR7 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
				surrounding area	Permanent Temporary	Low High	water resource. Policy NR10 makes a commitment that site drainage is in place during the working operations of a mineral extraction site and that water resources, water supply and land drainage (taking into account de-watering effects of adjacent land) are protected at all times. Therefore effects are predicted to be beneficial.	Policy NR8 – +
								Policy NR9 – 0
								Policy NR10 – +
								Policy NR11 – 0
								Policy NR12 – 0
10) To protect and enhance coastal, intertidal and marine waters	0	+	+	St Helier Harbour	Permanent	Low	Policy NR12 has the potential to cause adverse effects on the marine environment due to increased shipping traffic importing sand and gravel to the Island, however it does seek to ensure there are minimal impacts on marine or terrestrial habitats. The need to protect the South East Coast Ramsar site is specifically mentioned.	Policy NR5 - 0
								Policy NR6 – 0
								Policy NR7 – 0
								Policy NR8 – 0
								Policy NR9 – 0
								Policy NR10 – 0
								Policy NR11 – 0
							Policy NR12 – +	
11) To protect and improve air quality	0	+	+	Benefits would be felt across the Island	Permanent	Low	Although this topic is not directly covered within this section Policy NR8 and Policy NR10	Policy NR5 - 0
								Policy NR6 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	make a commitment to ensuring that new or extended mineral workings do not lead to unacceptable problems of traffic generation or unacceptable levels of dust released into the air which could both contribute to a decline in air quality. Therefore, effects have been assessed as minor beneficial.	Policy NR7 – 0
								Policy NR8 – +
								Policy NR9 – 0
								Policy NR10 – +
								Policy NR11 – 0
								Policy NR12 – 0
12) To limit and adapt to climate change	0	+	+	Benefits would be felt across the Island	Permanent	Low	Although this topic is not directly covered within this section, policies NR8 and NR10 make a commitment to ensuring environmental impacts are assessed, with significant impacts avoided or mitigated.	Policy NR5 - 0
								Policy NR6 – 0
								Policy NR7 – 0
								Policy NR8 – +
								Policy NR9 – 0
								Policy NR10 – +
								Policy NR11 – 0
								Policy NR12 – 0
13) To increase energy efficiency and require the use of renewable energy	0	0	0	Not applicable		High	The policies are unlikely to offer any direct benefits to this Environmental Objective.	Policy NR5 - 0
								Policy NR6 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
sources					Permanent Temporary	Low High		Policy NR7 – 0 Policy NR8 – 0 Policy NR9 – 0 Policy NR10 – 0 Policy NR11 – 0 Policy NR12 – 0
14) To protect and enhance the cultural heritage resource	+	+	++	Benefits would be felt at the sites of mineral extraction	Permanent	High	Policies NR9 and NR10 seek to protect and enhance cultural heritage resources during the mineral extraction process. Policy NR10 makes a clear commitment to protecting, enhancing and recording archaeological remains or any other historic assets. Policy NR8 also makes a commitment to ensuring environmental impacts are assessed, with significant impacts avoided or mitigated.	Policy NR5 - 0 Policy NR6 – 0 Policy NR7 – 0 Policy NR8 – + Policy NR9 – + Policy NR10 – + Policy NR11 – 0 Policy NR12 – 0
15) To protect and enhance landscape, seascape and	+	+	++	Benefits would be felt across the Island	Permanent	High	Policies NR8, NR9 and NR10 all seek to protect landscape resources. However, policies	Policy NR5 - 0 Policy NR6 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
townscape character and quality					Permanent Temporary	Low High	NR9 and NR10 also offer enhancement opportunities at the restoration phase of mineral extraction including landscape improvements, the creation of wildlife habitats (including woodlands), and the retention, protection and enhancement of trees and hedgerows.	Policy NR7 – 0
								Policy NR8 – +
								Policy NR9 – +
								Policy NR10 – +
								Policy NR11 – 0
								Policy NR12 – 0
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	++	++	Benefits would be felt across the Island	Permanent	High	Policies NR6, NR7 and NR8 all seek to ensure sustainable resource use with regard to mineral extraction to meet a local demand. Policy NR7 also seeks to promote the use of secondary and recycled materials as an alternative to primary aggregates where appropriate. Therefore these policies have been assessed as major positive over the medium to long term.	Policy NR5 - 0
								Policy NR6 – +
								Policy NR7 – +
								Policy NR8 – +
								Policy NR9 – 0
								Policy NR10 – 0
								Policy NR11 – 0
								Policy NR12 – 0
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	The policies are unlikely to offer any direct benefits to this Environmental Objective.	Policy NR5 - 0
								Policy NR6 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy NR7 – 0
								Policy NR8 – 0
								Policy NR9 – 0
								Policy NR10 – 0
								Policy NR11 – 0
								Policy NR12 – 0

Natural Resources and Utilities – Utilities Infrastructure and Masts and Antennae

Policy NR13 – Utilities Infrastructure Facilities

Policy NR14 – Telecommunication Masts

Policy NR15 – Satellite TV Receiving or Communication Antennae

Key Assumptions in Supporting Text

There are no known specific requirements for the development of utility infrastructure that cannot be met within the existing service infrastructure over the Plan period.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Benefits would be felt across the Island	Permanent	High	Policy NR13 makes a commitment to site new facilities within the grounds of existing development or within the built-up area, which should protect biodiversity which would be affected in other areas. Policy NR14 will ensure environmental aspects are considered when siting masts, by reference to Policy GD1.	Policy NR13 – +
								Policy NR14 – +
								Policy NR15 – +
2) To protect and enhance coastal and marine biodiversity	+	+	+	Benefits would be felt across coastal areas of the Island	Permanent	High	The text supporting Policy NR13 seeks to avoid adverse effects upon the environment and this could indirectly protect marine and coastal biodiversity. However, this is not explicitly stated in the policy wording.	Policy NR13 – +
								Policy NR14 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy NR15 - 0
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR13 – 0
								Policy NR14 – 0
								Policy NR15 – 0
4) To encourage the development of sustainable communities ¹⁷	0	0	0	Not applicable		High	Whilst none of the policies directly contribute to this policy there could be some indirect benefits associated with the safety and environmental aspects of these policies. Policy NR14 also seeks to protect residential amenity and seeks to ensure that telecommunication masts do not adversely affect residential amenity in accordance with Policy GD1.	Policy NR13 – +
								Policy NR14 – +
								Policy NR15 – 0

¹⁷ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
5) To promote sustainable economic growth	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR13 – 0
								Policy NR14 – 0
								Policy NR15 – 0
6) To improve physical and mental health for all and reduce health inequalities	0	0	0	Benefits across the Island	Permanent	High	The focus of the policies is not upon improving health specifically. However, the text supporting Policy NR14 acknowledges the potential health concerns surrounding new telecommunications masts and so should ensure that these issues are considered when such development occurs.	Policy NR13 – 0
								Policy NR14 – +
								Policy NR15 – 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	0	0	Benefits across the Island	Permanent	High	Policies NR13, NR14 and NR15 are all geared towards reducing the amount of Brownfield land used in development or maximising communal facilities to minimise the amount of infrastructure required.	Policy NR13 – +
								Policy NR14 – +
								Policy NR15 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
8) To protect soil functions	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR13 – 0
								Policy NR14 – 0
								Policy NR15 – 0
9) To protect and enhance the quality and availability of water resources	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR13 – 0
								Policy NR14 – 0
								Policy NR15 – 0
10) To protect and enhance coastal, intertidal and marine waters	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR13 - 0
								Policy NR14 - 0
								Policy NR15 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
11) To protect and improve air quality	0	0	0	Not applicable		High	It is considered that there are unlikely to be significant effects on air quality as a result of these policies.	Policy NR13 - 0
								Policy NR14 - 0
								Policy NR15 - 0
12) To limit and adapt to climate change	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR13 - 0
								Policy NR14 - 0
								Policy NR15 - 0
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	There is no link between the policies and the Objective.	Policy NR13 - 0
								Policy NR14 - 0
								Policy NR15 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
14) To protect and enhance the cultural heritage resource	+	+	+	Benefits would be felt across the Island	Permanent	High	Policy NR15 seeks to protect cultural heritage resources. These policies will protect those buildings within Conservation Areas and Buildings of Local importance. Policy NR14 (by reference to Policy GD1) also seeks to ensure that new telecommunication masts will not adversely affect the character of an area which should offer indirect benefits to heritage resources.	Policy NR13 - 0 Policy NR14 - + Policy NR15 - +
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Benefits would be felt across the Island	Permanent	High	Policies NR13, NR14 and NR15 all seek to ensure that the amenity of an area and the locality will not be affected by new utilities and telecommunications infrastructure. Therefore, there should be protection of landscape and townscape character and quality.	Policy NR13 - + Policy NR14 - + Policy NR15 - +
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR13 - 0 Policy NR14 - 0 Policy NR15 - 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy NR13 – 0
								Policy NR14 – 0
								Policy NR15 – 0

Waste Management

- Proposal 21 – Waste Minimisation and New Development
- Policy WM1 – Waste Minimisation and New Development
- Policy WM2 – New and Expanded Waste Management Facilities
- Policy WM3 – Integrated Waste Management
- Policy WM4 – Recycling/Composting Facilities
- Policy WM5 – Reuse and Recycling Centres
- Policy WM6 – Inert Waste Recycling
- Policy WM7 – Waste to Energy and Material Recovery Facilities
- Policy WM8 – Residual Waste and Terrestrial Landfill Sites
- Policy WM9 – Land Reclamation
- Policy WM10 – Restoration of Landfill Sites
- Policy WM11 – Development in the Vicinity of Waste Management Facilities

Key Assumptions in Supporting Text

The text outlines the significant changes that have occurred in relation to waste management since the production of the 2002 Island Plan which include the development of a Solid Waste Strategy and the implementation of the Waste Management (Jersey) Law.

Supporting information is provided about current levels of waste generation across the Island and the current mechanisms for managing waste.

Information is provided about the new waste management facilities proposed across the Island including a new energy from Waste Plant at La Collette, a new in vessel composting facility, a permanent re-use and recycling centre, two additional civic amenity sites serving the east and west of the Island, additional community bring sites and a clinical waste incinerator.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and	+	+	+	Benefits would be felt across the	Permanent	High	New waste management developments have the potential to have significant adverse effects on biodiversity resources as a result of direct land take,	Proposal 21 – + Policy WM1 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
freshwater biodiversity				Island	Permanent Temporary	Low High	<p>species disturbance, species loss and pollution. However, throughout this chapter of the plan there is a clear emphasis upon limiting the potential environmental effects of new waste disposal infrastructure.</p> <p>Policies WM2, WM4, WM6, WM7, WM8 and WM9 all seek to ensure the protection of the environment which includes terrestrial biodiversity across the Island when developing new waste infrastructure. The emphasis within Policy WM2 is also upon the waste hierarchy, so that the creation of new waste facilities are viewed as a last resort. This policy also states that waste management facilities should use existing quarries as appropriate and this itself should help to reduce the biodiversity effects by limiting the amount of undisturbed land affected by new waste management facilities.</p> <p>Policy WM4 states that new recycling and composting facilities will be encouraged where harmful effects can be avoided and this is assumed to include biodiversity resources. <i>However, the policy could be strengthened to be more specific in relation to biodiversity.</i></p> <p>Policy WM10 offers enhancement opportunities through the restoration of land reclamation and landfill sites. For example, there are significant opportunities to enhance the dune habitat when restoring the Simon Sand and Gravel facility.</p>	Policy WM2 – +
								Policy WM3 – 0
								Policy WM4 – +
								Policy WM5 – 0
								Policy WM6 – +
								Policy WM7 – +
								Policy WM8 – +
								Policy WM9 – +
								Policy WM10 – +
								Policy WM11 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
2) To protect and enhance coastal and marine biodiversity	-	-	-	Marine and coastal environment	Permanent	High	Policy WM9 seeks to protect marine biodiversity as it states that no proposals for land reclamation will be approved in the designated Ramsar area unless set criteria are adhered to. This seems to offer some protection to the South East Ramsar Site it does not explicitly rule out development in the Ramsar, even though environmental impacts will be addressed. For this reason effects have been assessed as neutral to negative.	Proposal 21 – +
								Policy WM1 – 0
								Policy WM2 – 0
								Policy WM3 – 0
								Policy WM4 – 0
								Policy WM5 – 0
								Policy WM6 – 0
								Policy WM7 – 0
								Policy WM8 – 0
								Policy WM9 – 0/-
			Policy WM10 – 0					
			Policy WM11 – 0					
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policy and Objective.	Proposal 21 – 0
								Policy WM1 – 0
								Policy WM2 – 0
								Policy WM3 – 0
								Policy WM4 – 0
			Policy WM5 – 0					

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy WM6 – 0
								Policy WM7 – 0
								Policy WM8 – 0
								Policy WM9 – 0
								Policy WM10 – 0
								Policy WM11 – 0
4)To encourage the development of sustainable communities ¹⁸	0	+	+	Effects would be felt within the communities on the Island over the long term	Permanent	High	The policies (WM2, WM4, WM6, WM7, WM8, WM9) clearly highlight the importance of new waste infrastructure not adversely affecting neighbouring uses or the quality of the environment which should protect the Island’s communities, particularly those living near to the existing and future waste disposal sites. The focus upon waste minimisation (Policy WM1) should also help to reduce the amount of waste that needs to be disposed of which in the long-term should benefit communities. Policy WM5 seeks to improve the provision of household waste recycling centres and improving the facilities offered across the island should ensure that all communities have sufficient access to these facilities and could potentially reduce the distances	Proposal 21 – +
								Policy WM1 – +
								Policy WM2 – +
								Policy WM3 – 0
								Policy WM4 – +
								Policy WM5 – +
								Policy WM6 – +
								Policy WM7 – +
								Policy WM8 – +

¹⁸ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							that residents need to travel to recycle. In the long-term, the restoration of waste disposal facilities addressed in Policy WM10 could provide new community recreational areas if the sites are restored to a recreational end use.	Policy WM9 – + Policy WM10 – + Policy WM11 – +
5)To promote sustainable economic growth	0	0	0	Not applicable		High	Whilst these policies are not focused upon providing or supporting economic growth there could be some indirect economic benefits associated with promoting waste minimisation and improved waste management. For example, there may be efficiencies through-reusing construction materials as promoted through Policy WM1. Awareness raising should continue to ensure that developers and contractors are aware of the potential economic benefits associated with greater levels of re-use and recycling.	Proposal 21 – 0 Policy WM1 – 0 Policy WM2 – 0 Policy WM3 – 0 Policy WM4 – 0 Policy WM5 – 0 Policy WM6 – 0 Policy WM7 – 0 Policy WM8 – 0 Policy WM9 – 0 Policy WM10 – 0 Policy WM11 – 0
6)To improve physical and mental health for all and reduce health inequalities	+	+	+	Not applicable		High	Whilst the focus of the policies is not upon improving physical and mental health, ensuring that waste disposal is undertaken in an appropriate manner so that it minimises pollution risks and	Proposal 21 – 0 Policy WM1 – 0 Policy WM2 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>hazards is critical to protecting human health. Waste management facilities, can be very controversial developments, owing to public concerns about their operation and the pollution and health issues they can cause. Throughout these policies there is a clear emphasis upon ensuring that all potential adverse effects of these developments have been assessed and mitigated and so indirect positive effects have been recorded against this objective.</p> <p>There could also be indirect mental health benefits, as the use of stringent development control policies such as those that have been developed, could help to reassure members of the public that waste management proposals will be subject to the highest levels of scrutiny and thoroughly assessed before being granted planning permission.</p>	Policy WM3 – 0 Policy WM4 – + Policy WM5 – 0 Policy WM6 – + Policy WM7 – + Policy WM8 – + Policy WM9 – + Policy WM10 – 0 Policy WM11 – 0
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	0	+	+	Greenfield land would benefit.	Permanent	High	<p>Throughout all of these policies there is a focus upon re-using brownfield sites and limiting the land use effects of waste management facilities.</p> <p>Policy WM1 seek to reduce waste generation and in the long-term this could help to reduce the need for the provision of new or the expansion of waste disposal facilities. Within Policy WM2 there is a focus upon re-using brownfield sites for new or expanded waste management facilities such as the use of existing quarries or using land with a previous industrial use, thereby protecting greenfield land from such development.</p>	Proposal 21 – 0 Policy WM1 – + Policy WM2 – + Policy WM3 – + Policy WM4 – + Policy WM5 – 0 Policy WM6 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>Development in open countryside would be a final consideration where there is a proven need for the facility and there are no other sites available.</p> <p>The co-location of waste management facilities as promoted in Policy WM3 could also help to greenfield locations from waste development.</p> <p>Policy WM6 states that proposals for new or extended inert waste recycling facilities will only be permitted on construction and demolition sites, active mineral or industrial sites and so again performs positively against this objective.</p> <p>La Gigoulande Quarry is the site that will be used to meet the Island's future landfill needs and there is a presumption against land raising which contributes to the achievement of this objective.</p> <p>Throughout the waste management policies there is also an emphasis upon ensuring that there are no adverse pollution effects which could pollute surrounding soils.</p>	<p>Policy WM7 – 0</p> <p>Policy WM8 – +</p> <p>Policy WM9 – 0</p> <p>Policy WM10 – 0</p> <p>Policy WM11 – 0</p>
8) To protect soil functions	0	+	+	Soil functions in parts of the Island not affected by waste management facilities would benefit.	Permanent	High	The focus of all of the policies upon utilising Brownfield sites for new and extended waste management facilities and the protection of greenfield locations will protect the Island's soil resources and their associated functions e.g. carbon sequestration and infiltration.	<p>Proposal 21 – +</p> <p>Policy WM1 – +</p> <p>Policy WM2 – +</p> <p>Policy WM3 – +</p> <p>Policy WM4 – +</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High		Policy WM5 – 0 Policy WM6 – + Policy WM7 – 0 Policy WM8 – + Policy WM9 – 0 Policy WM10 – 0 Policy WM11 – 0
9)To protect and enhance the quality and availability of water resources	+	+	+	Benefits across the Island as a result of strict site selection and operational controls at the waste management sites.	Permanent	High	The development of new waste management facilities has the potential to adversely affect water resources through both pollution effects (of ground and surface water) and as a result of disrupting water supply, for example, by affecting groundwater flows or interfering with abstraction points. There are clauses within policies WM2, WM4, WM6, WM7, WM8 and WM9 that either specifically mention water quality, flow and drainage issues or state that there should be no adverse environmental effects. Policy WM4 could be more specific in relation to the harmful effects that need to be avoided from a water pollution perspective.	Proposal 21 – + Policy WM1 – 0 Policy WM2 – + Policy WM3 – 0 Policy WM4 – + Policy WM5 – 0 Policy WM6 – 0 Policy WM7 – + Policy WM8 – + Policy WM9 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy WM10 – 0
								Policy WM11 – 0
10) To protect and enhance coastal, intertidal and marine waters	+	+	+	Coastal and marine environment would benefit.	Permanent	Low	Policy WM9 poses risks to the coastal and marine environment as it addresses the issue of land reclamation. There is a lot of uncertainty surrounding future proposals for land reclamation but this poses significant risks to the marine environment. However, Policy WM9 includes a number of clauses that highlight the environmental issues that would need to be addressed before land reclamation could proceed including effects on marine habitat, sedimentation patterns, hydrology and saline flow and pollution and this should ensure protection to marine and coastal waters.	Proposal 21 – +
								Policy WM1 – 0
								Policy WM2 – 0
								Policy WM3 – 0
								Policy WM4 – 0
								Policy WM5 – 0
								Policy WM6 – 0
								Policy WM7 – 0
								Policy WM8 – 0
								Policy WM9 – +
								Policy WM10 – 0
								Policy WM11 – 0
11) To protect and improve air quality	+	+	+	Benefits across the Island.	Permanent	High	Waste disposal sites can cause a range of air pollution problems including dust generation and odour. Such effects can be realised at a considerable distance from the waste disposal site. A number of the policies include requirements for such affects to be assessed and mitigated before	Proposal 21 – +
								Policy WM1 – 0
								Policy WM2 – +
								Policy WM3 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>this type of development can occur.</p> <p>The development of Energy from Waste plants are addressed in Policy WM7 which states that such facilities will only be permitted where the site is environmentally acceptable and the highest pollution control standards are employed. This should ensure that emissions from such facilities do not adversely affect air quality. The introduction of the new plant at La Collette should also help to address the current air quality issues caused by the issues associated with the existing plant at Bellozanne.</p> <p>Whilst Policy WM8 does not specifically mention air quality it states that issues should be addressed through the EIA process and this should include air pollution.</p> <p>Policy WM9 also makes a commitment to protecting the Island from inappropriate new land reclamation sites that will have an adverse effect to local air quality causing the release of dust, fumes and gasses.</p>	<p>Policy WM4 – +</p> <p>Policy WM5 – 0</p> <p>Policy WM6 – +</p> <p>Policy WM7 – +</p> <p>Policy WM8 – +</p> <p>Policy WM9 – +</p> <p>Policy WM10 – 0</p> <p>Policy WM11 – 0</p>
12) To limit and adapt to climate change	+	+	+	Benefits across the Island.	Permanent	High	<p>Policy WM7 supports the development of energy from waste schemes whilst incorporating the highest pollution control standards. This should offer some climate change benefits by reducing the amount of waste that is disposed of in landfill sites which should have long-term benefits by helping to reduce carbon dioxide emissions. Burning waste to generate energy could also help to reduce reliance</p>	<p>Proposal 21 – +</p> <p>Policy WM1 – +</p> <p>Policy WM2 – +</p> <p>Policy WM3 – 0</p> <p>Policy WM4 – 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							<p>on fossil fuel generation (however, Jersey's energy supply is largely supplied by nuclear sources in France which are low carbon).</p> <p>Policy WM2 states that new and extensions to waste management facilities will be permitted providing they do not lead to unacceptable problems of traffic generation or airborne emissions, which in turn will contribute to limiting carbon dioxide emissions. Policy WM1 which seeks to minimise waste generation could also help to reduce emissions of carbon dioxide caused during the manufacture of materials and also the waste disposal and transport process.</p> <p>Promoting the development of further recycling and composting facilities could also help to reduce the amount of waste landfilled and help to limit the generation of greenhouse gases from the disposal process.</p>	<p>Policy WM5 – 0</p> <p>Policy WM6 – 0</p> <p>Policy WM7 – +</p> <p>Policy WM8 – 0</p> <p>Policy WM9 – +</p> <p>Policy WM10 – 0</p> <p>Policy WM11 – 0</p>
13) To increase energy efficiency and require the use of renewable energy sources	+	+	+	Benefits across the Island.	Permanent	High	Policy WM7 supports this objective as the policy deals with energy from waste. Energy from waste developments are considered renewable energy developments, therefore, effects have been assessed as positive.	<p>Proposal 21 – 0</p> <p>Policy WM1 – 0</p> <p>Policy WM2 – 0</p> <p>Policy WM3 – 0</p> <p>Policy WM4 – 0</p> <p>Policy WM5 – 0</p> <p>Policy WM6 – 0</p>

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
								Policy WM7 – +
								Policy WM8 – 0
								Policy WM9 – 0
								Policy WM10 – 0
								Policy WM11 – 0
14) To protect and enhance the cultural heritage resource	+	+	+	Benefits across the Island.	Permanent	High	<p>Waste disposal can affect cultural heritage resources either by directly affecting the sites e.g. loss of archaeological resources or as a result of adverse effects on setting.</p> <p>A number of the policies include clear requirements for potential adverse environmental effects to be assessed before new waste management facilities will be permitted. These clauses are included in Policies WM2, WM3, WM4, WM6, WM7, WM8 and WM9.</p> <p>Policies WM2, WM8 and WM9 seek to protect the landscape from adverse visual impacts resulting from inappropriate waste developments. Therefore these policies will have indirect benefits to the historic landscape of the Island and help to protect cultural heritage resources.</p>	Proposal 21 – +
								Policy WM1 – 0
								Policy WM2 – +
								Policy WM3 – +
								Policy WM4 – +
								Policy WM5 – 0
								Policy WM6 – +
								Policy WM7 – +
								Policy WM8 – +
								Policy WM9 – +
								Policy WM10 – 0
								Policy WM11 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Benefits across the Island.	Permanent	High	<p>Policies WM2, WM8 and WM9 seek to protect the landscape from adverse visual impacts resulting from inappropriate waste developments.</p> <p>Other policies also make reference to the need for environmental effects of new waste developments to be assessed which should ensure consideration of potential effects on the landscape.</p> <p>Effects have therefore been assessed as beneficial. Policy WM10 offers opportunities to enhance the landscape through the restoration of land reclamation and landfill sites by schemes such as the creation of wildlife habitats and new public access to land.</p>	Proposal 21 – +
								Policy WM1 – 0
								Policy WM2 – +
								Policy WM3 – +
								Policy WM4 – +
								Policy WM5 – 0
								Policy WM6 – +
								Policy WM7 – +
								Policy WM8 – +
								Policy WM9 – +
Policy WM10 – +								
Policy WM11 – 0								
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	++	++	++	Benefits across the Island.	Permanent	High	<p>All policies within this section relate to waste management and promoting waste minimisation. Therefore the policies within this section all contribute to achieving this objective. Policy WM1 also seeks to promote waste minimisation in new developments highlighting the need for waste to be minimised, for materials to be recovered where possible and for materials to be recycled rather than</p>	Proposal 21 – +
								Policy WM1 – +
								Policy WM2 – +
								Policy WM3 – +
								Policy WM4 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							disposed of. In the long-term this could help to reduce the need for waste disposal sites such as landfills.	Policy WM5 – + Policy WM6 – + Policy WM7 – + Policy WM8 – + Policy WM9 – + Policy WM10 – + Policy WM11 – 0
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	There is no clear link between this policy and the objective.	Proposal 21 – 0 Policy WM1 – 0 Policy WM2 – 0 Policy WM3 – 0 Policy WM4 – 0 Policy WM5 – 0 Policy WM6 – 0 Policy WM7 – 0 Policy WM8 – 0 Policy WM9 – 0 Policy WM10 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)		Permanent Temporary	Low High		
								Policy WM11 – 0

Waste Management - Liquid Waste Minimisation and New Development

- Policy LWM1 – Liquid Waste Minimisation and New Development
- Policy LWM2 – Foul Sewerage Facilities
- Proposal 22 – Surface Water Drainage Systems
- Policy LWM3 – Surface Water Drainage Facilities
- Policy LWM4 – Sewage Treatment Works and Sewerage Outfall

Key Assumptions in Supporting Text

The text identifies a clear commitment to reducing foul waste volumes that are generated and ensuring that they are treated sustainably. Opportunities such as grey water recycling are identified and promoted in the text.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
1) To protect and enhance terrestrial and freshwater biodiversity	+	+	+	Benefits across the Island	Permanent	High	<p>Although Policy LWM2 does not mention biodiversity resources it does state that foul sewerage facilities will not be permitted if they have the potential to cause environmental problems.</p> <p>Proposal 22 and policy LWM3 encourage the use of SUDs which would reduce the risk of pollution incidents and improve biodiversity. For example, reedbeds can provide ecological and water quality benefits.</p> <p>Policy LWM4 directly states that impacts on terrestrial and marine habitats will be minimised to an acceptable level.</p>	Policy LWM1 – + Policy LWM2 – + Proposal 22 - + Policy LWM3 – + Policy LWM4 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							Overall the policies in this part of the plan seek to ensure that waste water management is effective and appropriate which in itself should reduce the likelihood of pollution incidents which will benefit both terrestrial and freshwater biodiversity. LWM1 emphasises the need for levels of effluent to be managed as part of development proposals.	
2) To protect and enhance coastal and marine biodiversity	+	+	+	Marine and coastal environment	Permanent	High	<p>Policy LWM1 addresses the need to reduce sewage effluent from new developments which should reduce the risk of pollution incidents.</p> <p>Although Policy LWM2 does not mention biodiversity resources specifically it states that foul sewerage facilities will not be permitted if they have the potential to cause environmental problems and so there should be some protection to marine and coastal biodiversity.</p> <p>Proposal 22 and policy LWM3 encourage the use of SUDs which would reduce the risk of pollution incidents and improve biodiversity.</p> <p>Policy LWM4 directly states that impacts on terrestrial and marine habitats will be minimised to an</p>	Policy LWM1 – +
								Policy LWM2 – +
								Proposal 22 - +
								Policy LWM3 – +
								Policy LWM4 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	acceptable level.	
3) To provide good quality affordable housing that meets the requirements of the local population	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy LWM1 – 0
								Policy LWM2 – 0
								Proposal 22 - 0
								Policy LWM3 – 0
								Policy LWM4 – 0
4) To encourage the development of sustainable communities ¹⁹	0	0	0	Potentially some very minor benefits for all communities across the Island		High	Whilst the purpose of these policies is not to encourage the development of sustainable communities, the maintenance of an effective sewerage network is critical to support the new development proposed across Jersey. Ensuring wastewater is effectively managed should also help to reduce the likelihood of pollution incidents that have the potential to adversely affect human health, the quality of the natural environment and disrupt community life and so there could be some very minor, indirect benefits offered by these policies on a collective basis. In isolation, they are unlikely to have any significant effects.	Policy LWM1 – 0
								Policy LWM2 – 0
								Proposal 22 - 0
								Policy LWM3 – 0
								Policy LWM4 – 0

¹⁹ The Department for Communities and Local Government defines a sustainable community as 'a place where people want to live and work now and in the future'.

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
5) To promote sustainable economic growth	0	0	0	Not applicable	Permanent	High	<p>Whilst the purpose of these policies is not to promote economic growth, ensuring that there is a comprehensive and effective waste water treatment network in place could reduce the risk of pollution incidents which could potentially be very costly for both developers and the Government to clean up.</p> <p>These policies could help to reduce these costs associated with pollution from occurring.</p>	Policy LWM1 – 0 Policy LWM2 – 0 Proposal 22 - 0 Policy LWM3 – 0 Policy LWM4 – 0
6) To improve physical and mental health for all and reduce health inequalities	+	+	+	Benefits across the Island	Permanent	High	<p>Positive effects have been recorded, as by ensuring that there is an efficient and effective waste water treatment network in place should reduce the likelihood of adverse pollution effects occurring which could contaminate water supplies and adversely affect human health.</p>	Policy LWM1 – + Policy LWM2 – + Proposal 22 - + Policy LWM3 – + Policy LWM4 – +
7) To guard against land contamination and encourage the appropriate re-use of brownfield sites	+	+	+	Benefits across the Island	Permanent	High	<p>All of these policies seek to avoid pollution caused by waste effluent and so this should help to protect soils from contamination by reducing the likelihood of pollution incidents. However, there is a risk that construction of upgrades to foul</p>	Policy LWM1 – + Policy LWM2 – + Proposal 22 - + Policy LWM3 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
					Permanent Temporary	Low High	sewerage facilities could cause pollution problems although the policies are clear that adverse environmental impacts should be assessed and result in no unacceptable risk of pollution.	Policy LWM4 – +
8) To protect soil functions	0	0	0	Not applicable		High	There is no clear link between the policies and the Objective.	Policy LWM1 – 0 Policy LWM2 – 0 Proposal 22 - 0 Policy LWM3 – 0 Policy LWM4 – 0
9) To protect and enhance the quality and availability of water resources	+	+	+	Across the Island	Permanent	High	There is a clear emphasis throughout this chapter of the plan upon ensuring that new development does not cause an unacceptable increase in waste effluent which comprises the integrity of the existing treatment facilities and increases the risk of pollution incidents. Ensuring that the foul sewerage network is appropriate and incorporates SUDs where possible will be critical to maintain the quality of Jersey's waters. Policy LWM1 specifically seeks to reduce the amount of effluent	Policy LWM1 – + Policy LWM2 – + Proposal 22 - + Policy LWM3 – + Policy LWM4 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							generated seeking to actively tackle the issue.	
10) To protect and enhance coastal, intertidal and marine waters	+	+	+	Marine and coastal environment	Permanent	High	There is a clear emphasis throughout this chapter of the plan upon ensuring that new development does not cause an unacceptable increase in waste effluent which comprises the integrity of the existing treatment facilities and increases the risk of pollution incidents. Ensuring that the foul sewerage network is appropriate and incorporates SUDs where possible will be critical to maintain the quality of Jersey's waters. Policy LWM1 specifically seeks to reduce the amount of effluent generated seeking to actively tackle the issue.	Policy LWM1 – +
								Policy LWM2 – +
								Proposal 22 - +
								Policy LWM3 – +
								Policy LWM4 – +
11) To protect and improve air quality	0	+	+	Benefits across the Island	Permanent	Low	When constructing new infrastructure there is the potential to cause air pollution as a result of dust generation or as a result of the release of airborne contaminants. The policies include clauses addressing the need to minimise environmental impacts associated with the construction of new infrastructure which should protect air quality.	Policy LWM1 – +
								Policy LWM2 – +
								Proposal 22 - 0
								Policy LWM3 – +
								Policy LWM4 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
12) To limit and adapt to climate change	0	0	+		Permanent Temporary	Low High	In the long-term a reduction in the amount of energy needed to treat waste effluent could help to reduce carbon dioxide emissions from this type of activity. Use of SuDS would also help with long-term adaptability to the risks posed by climate change.	Policy LWM1 – 0 Policy LWM2 – 0 Proposal 22 - + Policy LWM3 – + Policy LWM4 – 0
13) To increase energy efficiency and require the use of renewable energy sources	0	0	0	Not applicable		High	A reduction in the amount of effluent that needs to be treated in the long-term through more grey water recycling could potentially reduce the amount of energy needed to manage and treat liquid waste. Such benefits are only likely to be realised in the long-term as a culture change focused upon minimisation will be needed.	Policy LWM1 – + Policy LWM2 – 0 Proposal 22 - + Policy LWM3 – 0 Policy LWM4 – 0
14) To protect and enhance the cultural heritage resource	0	0	0	Not applicable		High	The construction of new infrastructure to support the waste effluent network has the potential to adversely affect cultural heritage resources e.g. as a result of the direct loss of or damage to archaeological resources. The policies include clauses addressing the need to minimise environmental impacts associated with the construction of new infrastructure which should protect cultural heritage	Policy LWM1 – + Policy LWM2 – + Proposal 22 - 0 Policy LWM3 – + Policy LWM4 – +

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
							resources.	
15) To protect and enhance landscape, seascape and townscape character and quality	+	+	+	Effect would be felt across the Island in particular within the proximity of new sewerage development	Permanent	High	The policies within this section do not deal directly with landscape /townscape /seascape resources. However, Policy LWM4 does state that new/extensions to treatment works and outfalls will be subject to an EIA process therefore landscape effects should be addressed as part of this process. These policies also state that development will not be permitted if they are likely to cause an adverse visual impact and, therefore, effects have been assessed as positive.	Policy LWM1 – 0 Policy LWM2 – 0 Proposal 22 - 0 Policy LWM3 – 0 Policy LWM4 – +
16) To minimise waste, increase re-use and recycling and to promote sustainable resource use	0	0	+	Across the Island	Permanent	High	The focus of these policies is upon ensuring that waste effluent is effectively managed and adverse effects upon the environment avoided and mitigated. Policy LWM1 specifically contributes to the achievement of this objective as it encourages developers to minimise the volume of sewage effluent that needs to be managed. The benefits of this policy are likely to be greater in the long-term as the effectiveness of Waste Management Plans should improve as they are more widely implemented.	Policy LWM1 – + Policy LWM2 – 0 Proposal 22 - 0 Policy LWM3 – 0 Policy LWM4 – 0

Environmental Objective	Type of Effect			Geographical Extent of Effect	Permanency	Level of Certainty	Commentary/Mitigation and Recommendations	Performance of Specific Policies
	ST (<5yr)	MT (5-10yr)	LT (>10yr)					
17) To promote the use of more sustainable modes of transport	0	0	0	Not applicable		High	There is no clear link between the policy and the Objective.	Policy LWM1 – 0 Policy LWM2 – 0 Proposal 22 - 0 Policy LWM3 – 0 Policy LWM4 – 0

