

Draft Island Plan 2022-25

Thematic webinar: Managing emissions

01 June 2021

Introduction

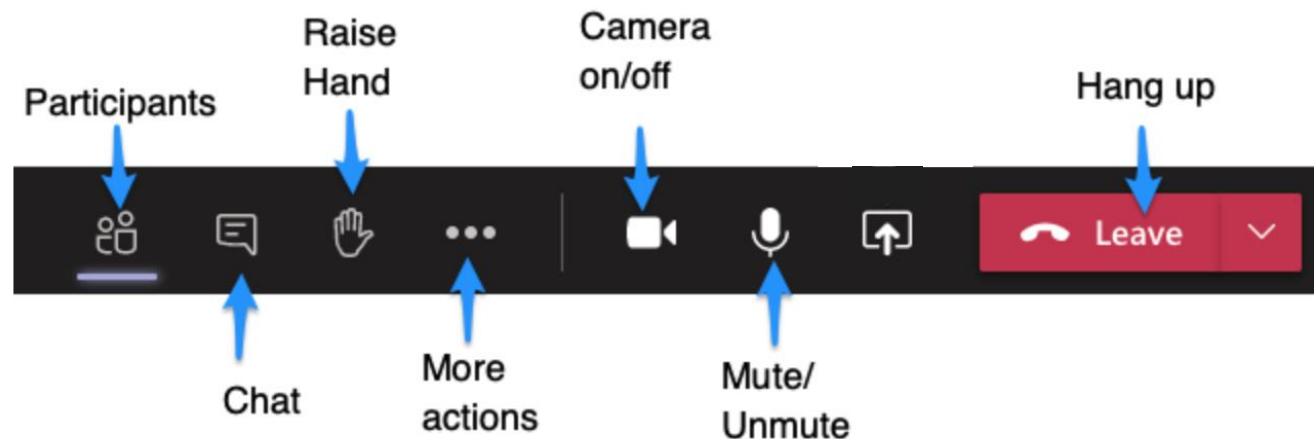


House rules



Before we start

- You must have your camera turned off and be on mute
- Raise your hand or use the chat to ask a question
- This webinar will be recorded
- Respect other participants thoughts and opinions
- If you have specific issues you would like to discuss in more detail, you can book a 1:1 session after the event



Webinar covers...



Consultation

**Overview of
the draft plan**

**Managing
emissions**

**How to
engage**

Webinar covers...



Consultation

**Overview of
the draft plan**

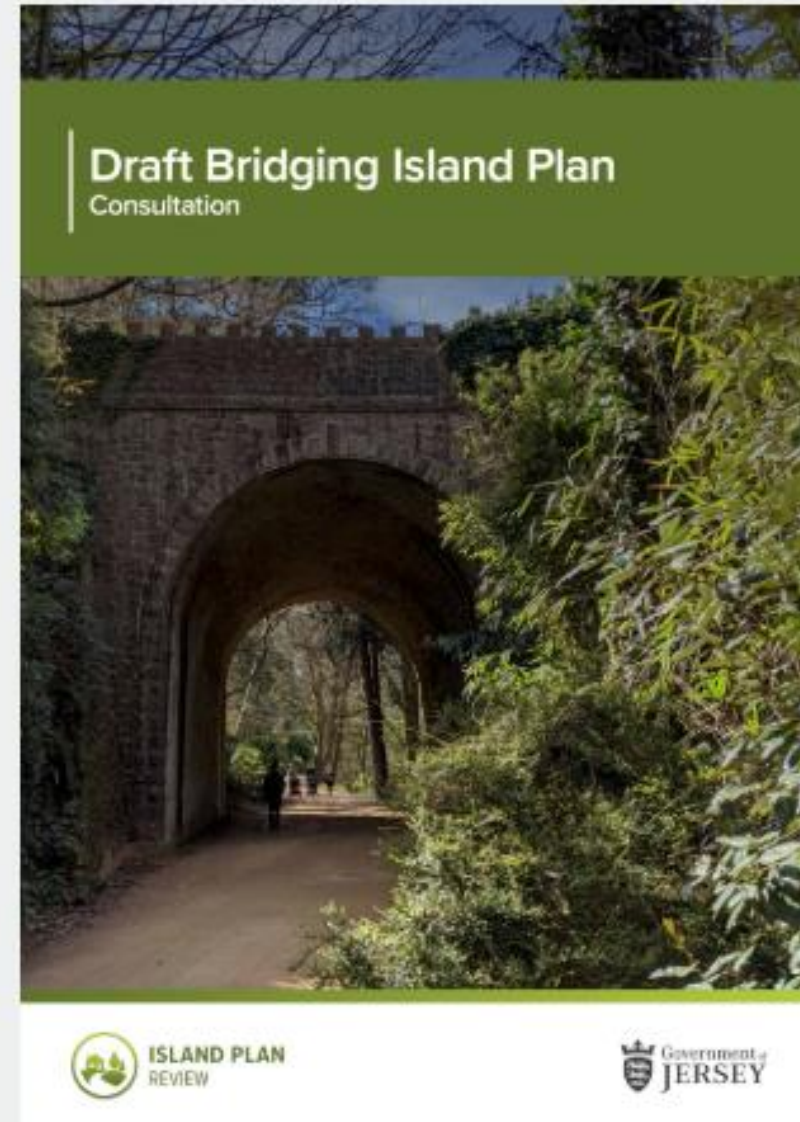
**Managing
emissions**

**How to
engage**

The draft bridging Island Plan Consultation is live

The 12-week public consultation is open until 12 July.

[Island Plan consultation](#) →



Consultation portal: <https://haveyoursay.gov.je/consult/islandplan/>

HAVE YOUR SAY 

Search consultations



[Home](#) [Advanced search](#) [How to use this site](#)

Draft bridging Island Plan consultation

Give us your views on the draft Plan

[Submit your comments](#) >

Updated programme: draft bridging Island Plan



Consultation events schedule – May/June



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
3 May Bank Holiday	4 Webinar: Housing (12:30-14:00)	5 Webinar: Economy (12:30-14:00)	6	7 Planner surgery: Housing / Economy	8	9 Liberation Day
10 Webinar: Historic environment (12:30-14:00)	11	12 Webinar: General development (12:30-14:00)	13	14 Planner surgery: Historic environment / General development	15	16
	Roadshow: St Helier Town Hall (15:00-19:00)	Roadshow: St Peter's Parish Hall (16:00-19:00)	Roadshow: St Clements's Parish Hall (16:00-19:00)		Roadshow: St Brelade's Parish Hall (10:00-13:00)	
17 Webinar: Transport and travel (12:30-14:00)	18	19 Webinar: Natural environment (12:30-14:00)	20	21 Planner surgery: Transport / Natural environment	22	23
	Roadshow: St Saviour Parish Hall (16:00-19:00)	Roadshow: St John's Parish Hall (16:00-19:00)	Roadshow: St Lawrence Community Centre (16:00-19:00)		Roadshow: St Martin's Parish Hall (10:00-13:00)	
24 Webinar: Community infrastructure (12:30-14:00)	25	26 Webinar: Minerals, waste and water (12:30-14:00)	27	28 Planner surgery: Community infrastructure / Minerals, waste and water	29	30
	Roadshow: St Ouen's Parish Hall (16:00-19:00)	Roadshow: St Mary's Parish Hall (16:00-19:00)	Roadshow: Grouville Parish Hall (16:00-19:00)		Roadshow: Trinity Parish Hall (10:00-13:00)	
31 May Bank Holiday	June 1 Webinar: Minimising waste, environmental risk, utilities and strategic infrastructure (12:30-14:00)	2 Webinar: Managing emissions (12:30-14:00)	3	4 Planner surgery: Minimising waste, environmental risk, utilities and strategic infrastructure / Managing emissions	5	6

Webinar covers...



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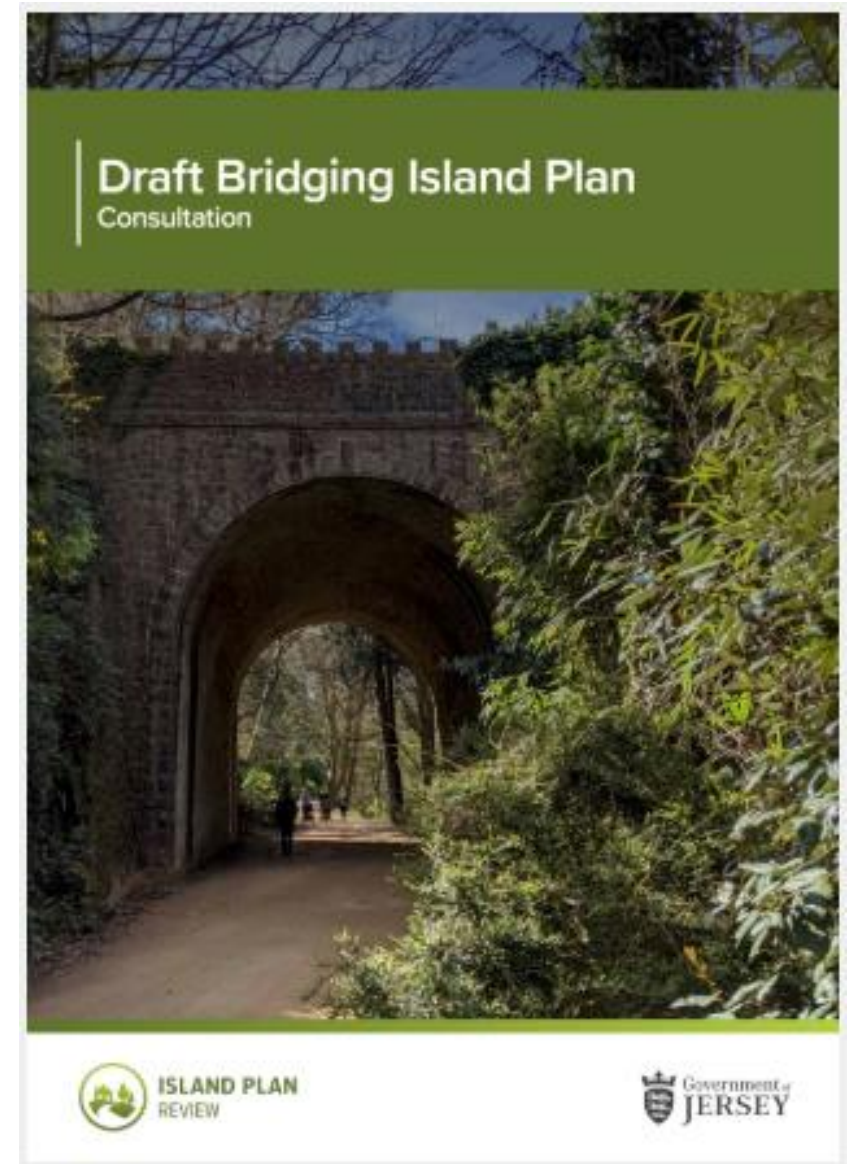
How to
engage

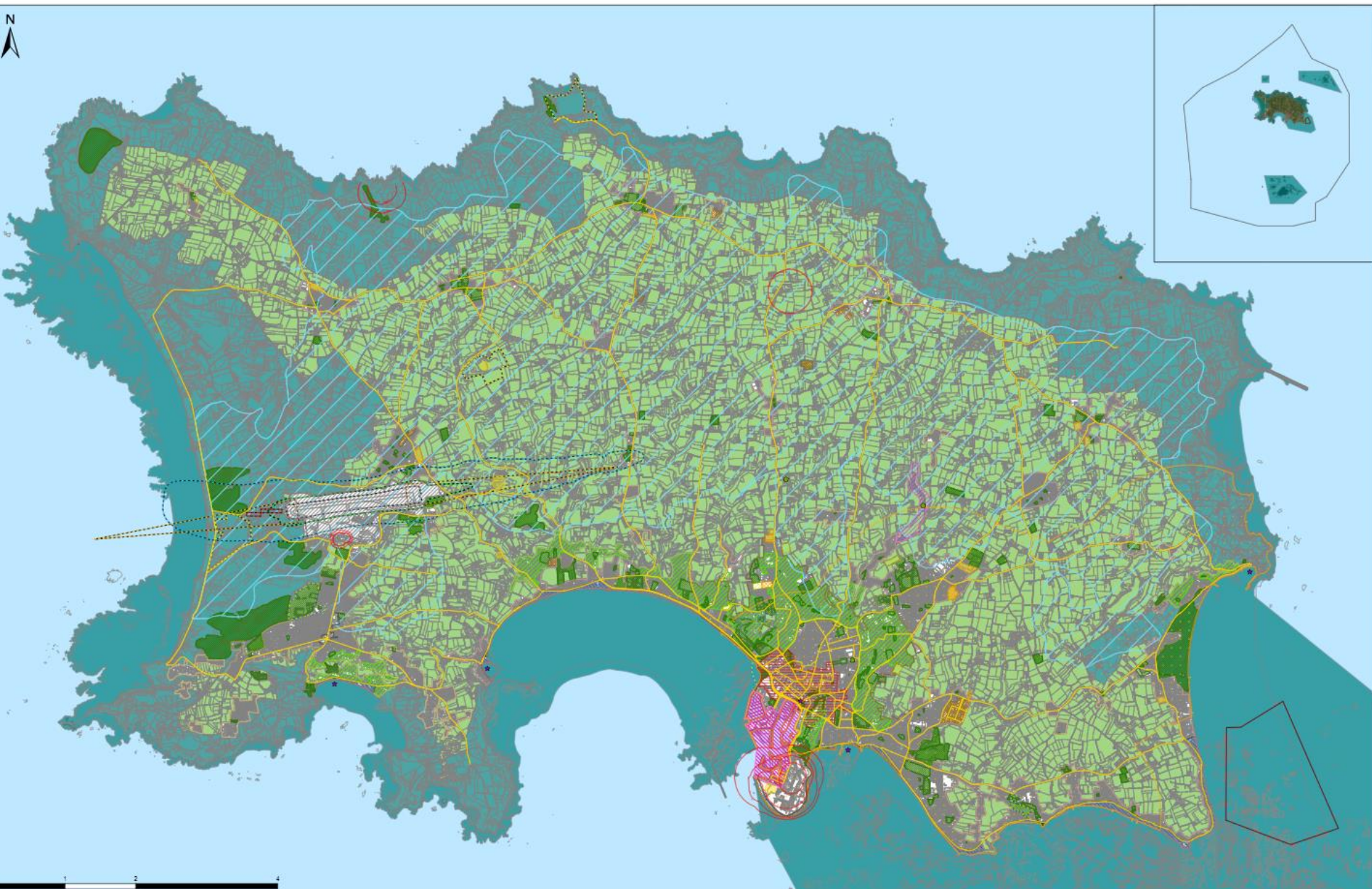
What forms the draft bridging Island Plan?

1. Draft bridging Island Plan
2. Proposals map
 - a) Proposals map Part A – planning zones
 - b) Proposals map Part B – flood risk
 - c) Inset map Part A – planning zones
 - d) Inset map Part B – flood risk

Interactive GIS proposals map

[Draft Island Plan consultation \(gov.je\)](https://www.gov.je)



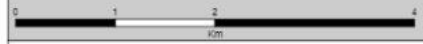
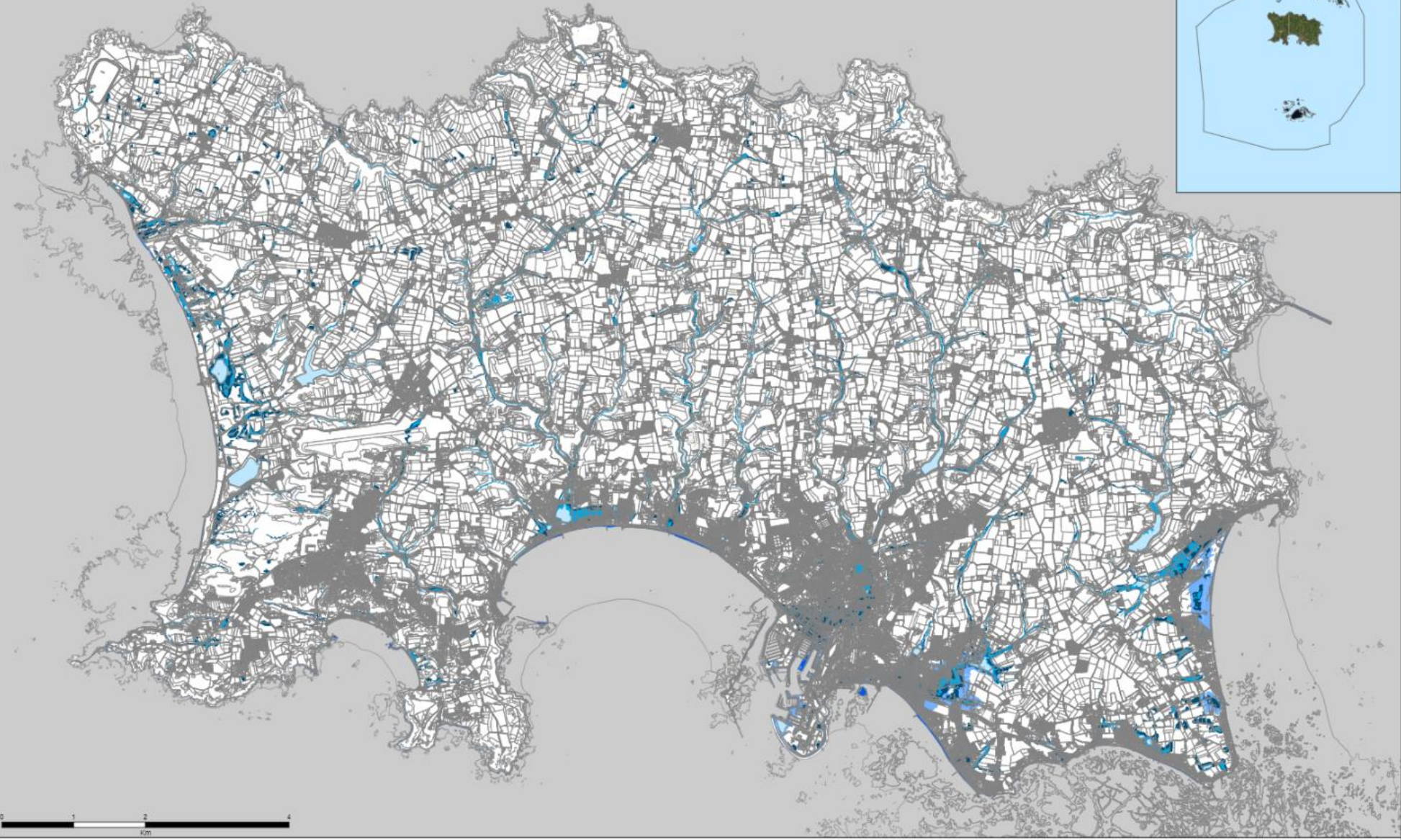


<ul style="list-style-type: none"> ● Site Safeguarded for Open Space ★ Tourist Destination Area — Safety Zone For Hazardous Installations — Primary Route Network — Eastern Cycle Route Corridor 	<ul style="list-style-type: none"> ■ Port of St Helier Operational Area ■ Jersey Airport Ops ■ Waste Management Site ■ Safeguarding Minerals Site ■ Les Quennevais Centre 	<ul style="list-style-type: none"> ■ Sports and Leisure Enhancement Area ■ Our Hospital Development Site ■ Proposed Affordable Housing Site ■ Site Safeguarded For Educational Use ■ Strategic Countryside Access Site 	<ul style="list-style-type: none"> ■ Core Retail Area ■ Town Centre ■ Airport Safety Zone 2 ■ Airport Public Safety Zone 1 ■ Airport Noise Zone 1 	<ul style="list-style-type: none"> ■ Airport Noise Zone 2 ■ Airport Noise Zone 3 ■ Intertidal Aquaculture Box ■ Protected Industrial Site 	<ul style="list-style-type: none"> ■ Settlement Hierarchy <ul style="list-style-type: none"> ■ Primary centre ■ Secondary centre ■ Local centre ■ Smaller settlement ■ Operational area ■ Water Pollution Safeguard Area ■ Shoreline Zone ■ Protected Open Space ■ Green Backdrop Zone 	<ul style="list-style-type: none"> ■ Green Zone ■ Coastal National Park ■ Marine Zone
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DRAFT BRIDGING ISLAND PLAN PROPOSALS MAP PART A - PLANNING ZONES

This map must be read in conjunction with map DRAFT BRIDGING ISLAND PLAN PROPOSALS MAP PART B - FLOOD RISK





Legend

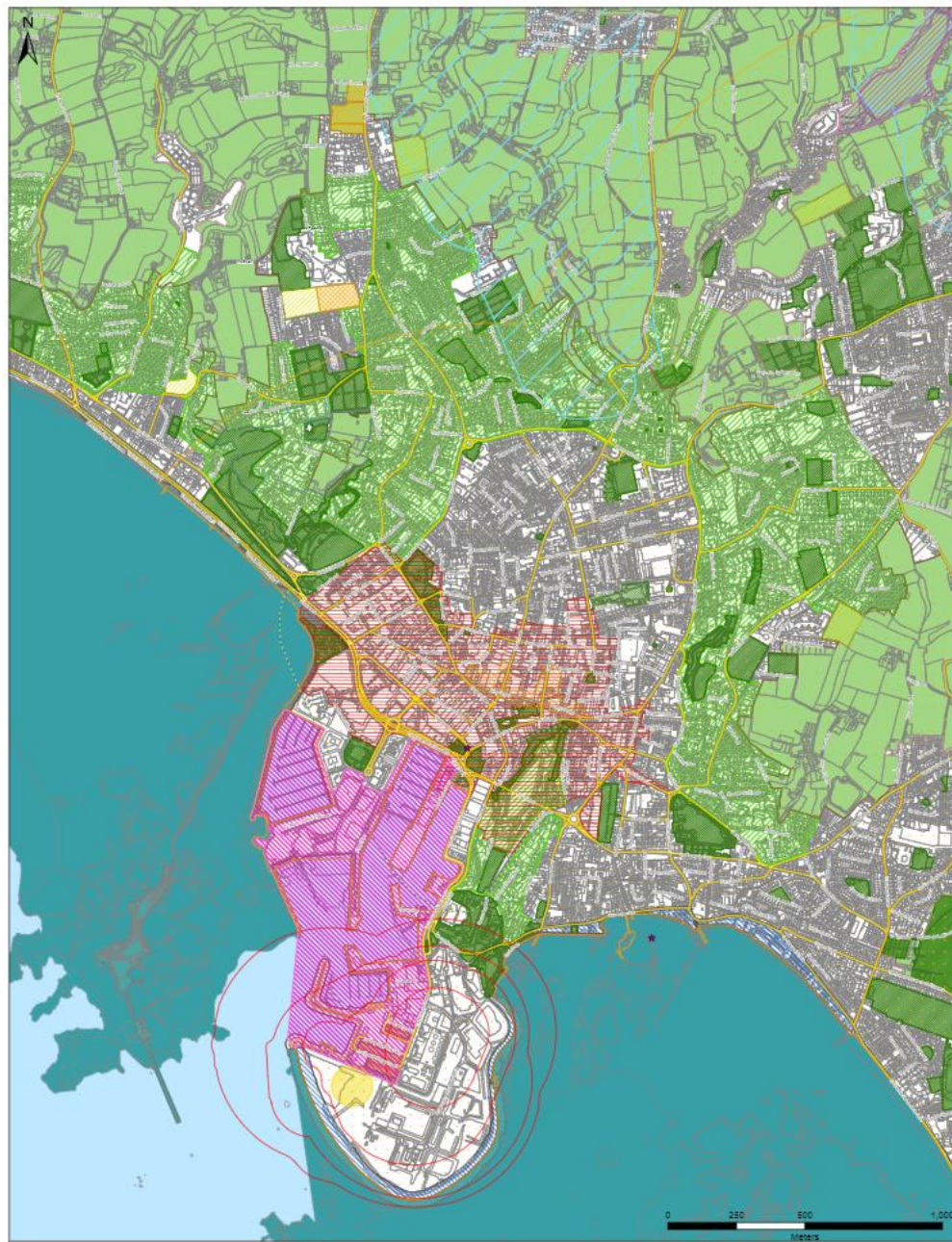
	Inland Flooding High Risk		Coastal Flooding High Risk
	Inland Flooding Medium Risk		Coastal Flooding Medium Risk
	Inland Flooding Low Risk		Marine Zone

**DRAFT BRIDGING ISLAND
PLAN PROPOSALS MAP
PART B - FLOOD RISK**

This map must be read in conjunction with
map DRAFT BRIDGING ISLAND PLAN
PROPOSALS MAP PART A - PLANNING
ZONES



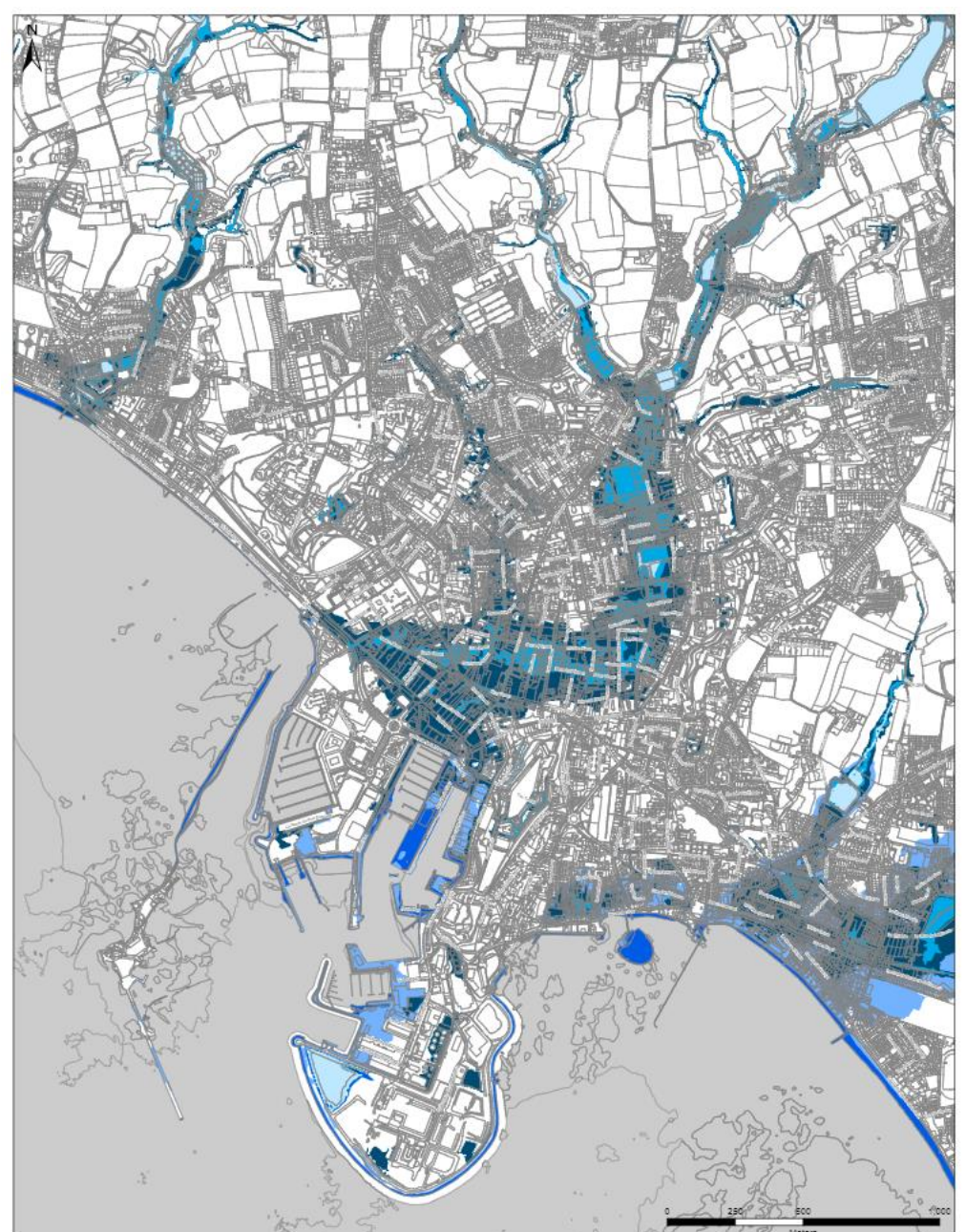
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ARUP 2021 - ARUP 2021



<ul style="list-style-type: none"> ● Site Safeguarded for Open Space ★ Tourist Destination Area ■ Safety Zone For Hazardous Installations ■ Primary Route Network ■ Eastern Cycle Route Corridor ■ Port of St Helier Operational Area ■ Waste Management Site 	<ul style="list-style-type: none"> ■ Sports and Leisure Enhancement Area ■ Our Hospital Development Site ■ Proposed Affordable Housing Site ■ Site Safeguarded For Educational Use ■ Strategic Countryside Access Site ■ Core Retail Area ■ Town Centre 	<ul style="list-style-type: none"> ■ Settlement Hierarchy ■ Primary centre ■ Local centre ■ Smaller settlement ■ Water Pollution Safeguard Area ■ Protected Industrial Site ■ Shoreline Zone 	<ul style="list-style-type: none"> ■ Protected Open Space ■ Green Backdrop Zone ■ Green Zone ■ Coastal National Park ■ Marine Zone
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DRAFT BRIDGING TOWN INSET PLAN PROPOSALS & MAP PART A - PLANNING ZONES
 This map must be used in conjunction with map DRAFT BRIDGING TOWN INSET PLAN PROPOSALS MAP PART B - FLOOD RISK

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<ul style="list-style-type: none"> ■ Inland Flooding High Risk ■ Inland Flooding Medium Risk ■ Inland Flooding Low Risk 	<ul style="list-style-type: none"> ■ Coastal Flooding High Risk ■ Coastal Flooding Medium Risk ■ Marine Zone
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DRAFT BRIDGING TOWN INSET PLAN PROPOSALS & MAP PART B - FLOOD RISK
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Structure and content

- Thematic chapters in four volumes (right)
- 96 policies, down reduced from around 150
- Policies contain:
 - pre-amble (justification) and
 - Policies: blue box
 - Proposals: green box

Volume one – introduction and strategic proposals

- Introduction and context
- Strategic proposals

Volume two – strategic framework

- Strategic policies
- Places

Volume three – managing development

- General development
- Natural environment
- Historic environment
- Economy
- Housing
- Managing emissions
- Community infrastructure
- Travel and transport
- Minimising waste and environmental risk
- Utilities and strategic infrastructure
- Minerals extraction and solid waste disposal

Volume four – performance and delivery

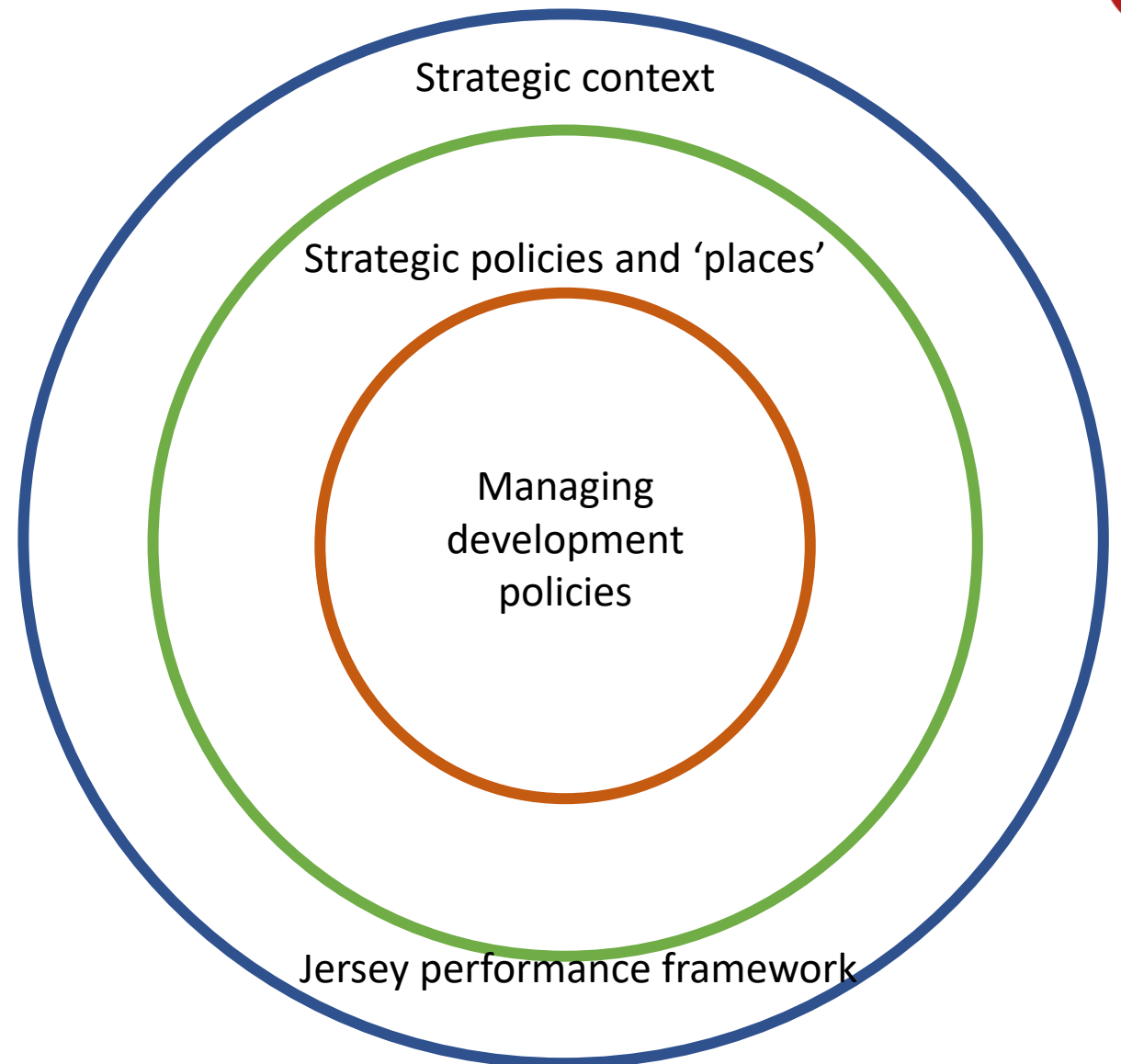
- Delivery, monitoring and review



Plan structure and what it means



- Need to have regard to the plan as a whole
- Policies and proposals should not be viewed in isolation



Evidence base - all at www.gov.je/islandplan



Published in advance

- Strategic issues and options consultation and response
- In-committee debate report and response
- Island Plan Review: preferred strategy
- Objective assessment of housing need
- Integrated landscape and seascape character appraisal
- Coastal National Park boundary review
- Landscape sensitivity assessment
- St Helier urban character assessment
- St Helier public realm and movement strategy
- St Helier open space audit
- St Brelade character assessment
- Historic environment review
- Infrastructure capacity study
- Employment land study

Published with the draft Island Plan

- Minerals, waste and water study
- Strategic flood risk assessment
- Housing land availability and assessment of sites
- Protected and open spaces: assessment of sites
- Employment land: assessment of sites
- Community facilities and open space: assessment of sites

- Children's Rights Impact Assessment
- Viability Appraisal
- Sustainability Appraisal

Webinar covers...



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Policy overview



- All policies and proposals are listed
- Each is marked in one of three columns, as either:
 - ■ - an existing policy, that is essentially unchanged
 - ▲ - an existing policy, that has been changed in some way
 - ☯ - a new policy, that is not currently in the Island Plan
- Where a policy has been changed (▲) or is new (☯) the final column gives a short description of the change and / or flags up issues.
- Where a policy is essentially unchanged (■) the wording of the policy and the associated preamble will have changed – as all policies have been updated – but the intent and impact is essentially unchanged

Strategic policies



#	Policy	■	▲	⊗	Issues and / or nature of changes
SP1	Responding to climate change				Frames Island Plan in context of the Climate Emergency
SP2	Spatial strategy				Settlement hierarchy
SP3	Placemaking				Strengthens focus on liveability in the built environment
SP4	Protecting and promoting island identity				Respond to emergent Island Identity Policy Development Board report
SP5	Protecting and improving the natural environment				Greater emphasis on biodiversity
SP6	Sustainable island economy				Updated for current context
SP7	Planning for community needs				Strengthens focus on liveability in communities

- Strategic policies frame the whole Island Plan
- All development must have regard to strategic policies

What are our emissions?



- **Scope 1** emissions are the direct emissions generated from on-Island activities. Examples include the emissions that come from burning oil or gas to heat buildings, or emissions from driving petrol or diesel vehicles.
- **Scope 2** emissions are those arising from the generation of any imported energy. In the case of Jersey this includes the 95% of our electricity that we import
- **Scope 3** describes the emissions associated with the manufacture and transport of the goods and services consumed in Jersey. This includes the full life cycle emissions throughout a supply chain (including those associated with end of life recycling and/or disposal) and emissions arising from global activities of Jersey businesses.



Planning to reduce 'scope 1' emissions

- ensuring that development is focussed towards the most sustainable locations, reducing the need to travel by car and enabling good access to sustainable alternatives to travel, such as walking and cycling
- ensuring new development is built to the highest standards, being thermally efficient and achieving high standards for energy performance
- supporting development that will enable and promote carbon offsetting by sequestration of carbon from our air through landscaping, planting of trees



Planning to reduce 'scope 2' emissions

- incorporating renewable energy generation at a micro-scale into new development, reducing the demand on our currently imported energy supply, whilst providing islanders and businesses with energy independence
- developing our own, lower carbon, sustainable sources of energy generation at a larger scale



Planning to reduce 'scope 3' emissions

- requiring new development to be undertaken in a way that considers the full life-cycle of the development, including the source and manufacture processes of materials used for the development

Managing emissions



#	Policy	■	▲	⊗	Issues and / or nature of changes
ME1	20% reduction in target energy rate for large-scale developments				Strengthened for larger developments to support energy policies
ME2	Passivhaus standards for affordable homes and major development in the countryside				Strengthened to support energy policies and adders fuel poverty
ME3	BREEAM rating for new larger scale non-residential buildings				Strengthened to support energy policies
ME4	Air quality and increased emissions associated with new development and activities				Policy maintained
ME5	Carbon sequestration schemes				New policy to support sequestration on land and at sea
ME6	Offshore utility scale renewable energy proposals				Identifies off-shore opportunity areas
ME7	Larger-scale terrestrial renewable energy developments				Support for ground mounted solar arrays, inc. on agricultural land of lesser value and glasshouse sites

Proposal	Review of building bye-laws				Review seeking to achieve a significant and permanent reduction in Jersey's carbon emissions arising from buildings
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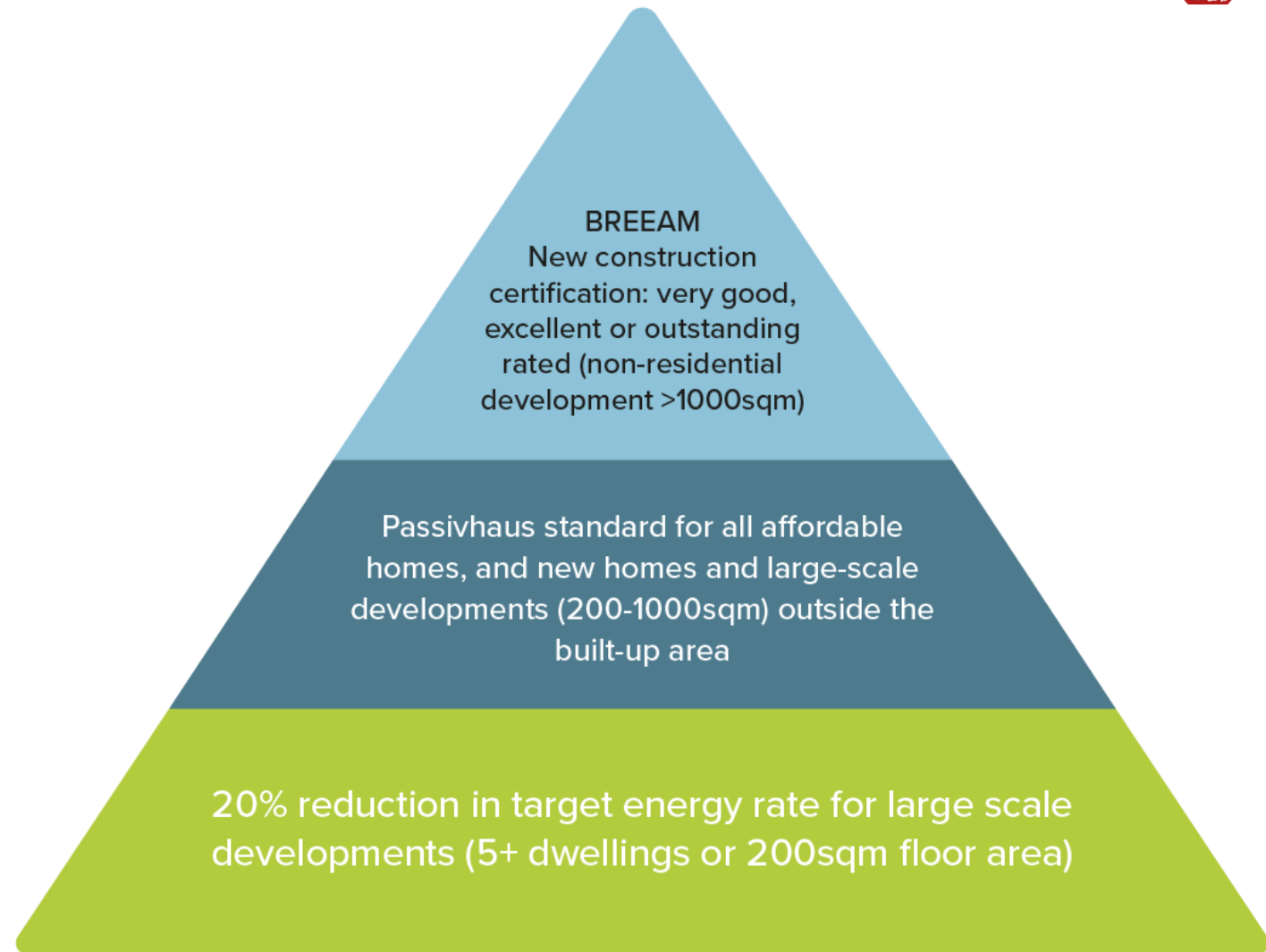
Policies ME1, 2 and 3



Recognising:

- **Carbon Neutral and Energy Plan objectives** - three new policies for different types of development
- **Implementation challenges** – three achievable approaches targeted for application in different circumstances
- **The need for flexibility** – higher standards may not be achievable in some circumstances but must be robustly justified

PROPOSAL: Review of building bye-laws



ME5 – Carbon sequestration schemes



- Sequestration activities are considered separately to offsetting; the net effect of sequestration is taken into account in establishing Jersey's scope 1 emissions baseline.
- Schemes such as tree planting only require planning permission when they will materially alter the use of the land, in planning terms.

Policy ME5 – Carbon sequestration schemes

Carbon sequestration schemes, including in the marine environment, will be supported where it is demonstrated that the development will lead to effective sequestration of carbon, in a location that is considered to be appropriate and will not otherwise lead to the unacceptable loss of agricultural land or have adverse impacts upon biodiversity or landscape or seascape character.

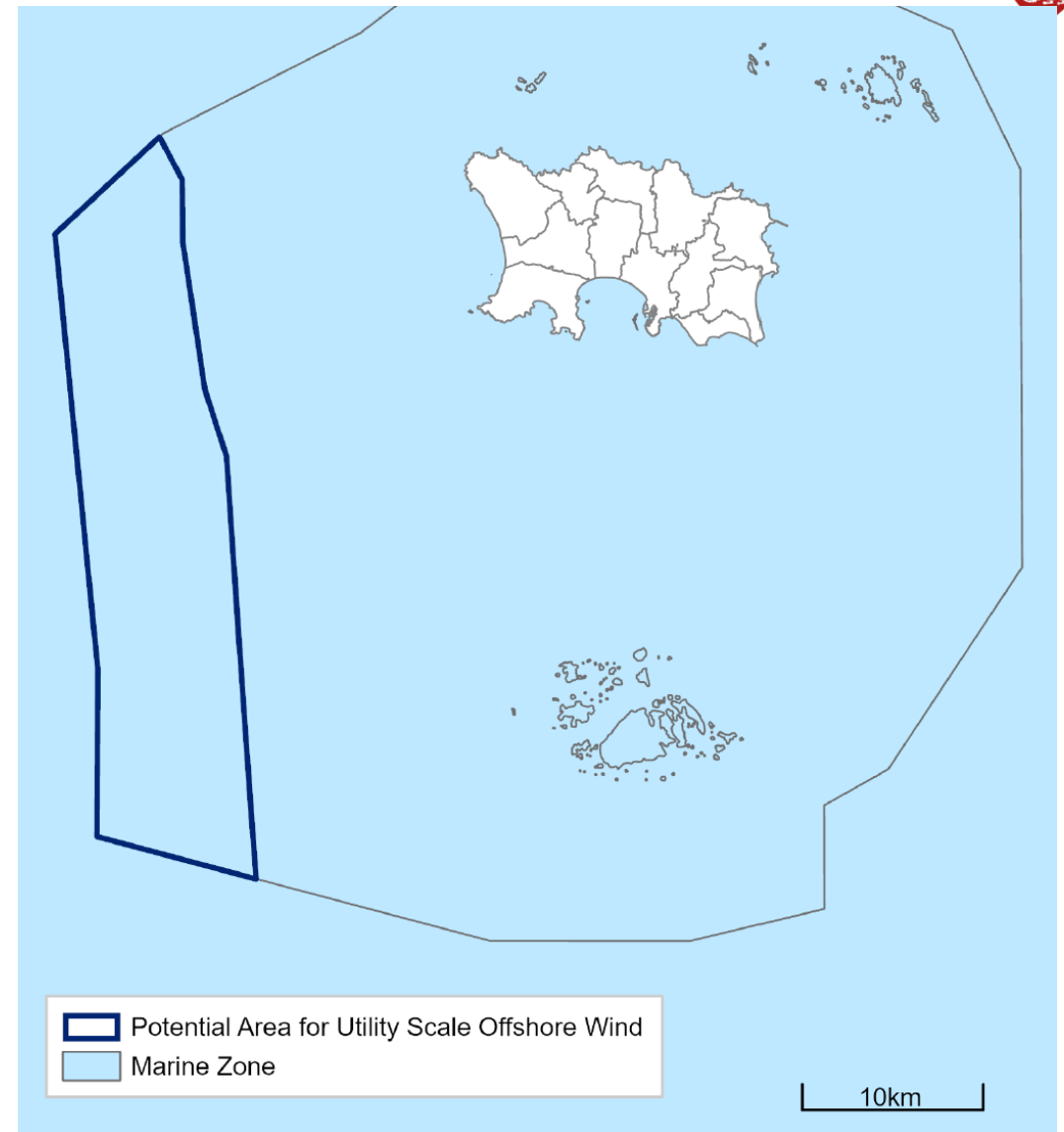
Where a carbon sequestration scheme is proposed as part of a carbon offsetting package, as will be required as part of another development, it may be necessary to provide evidence of how this has been calculated.

ME6 – Offshore utility-scale renewable energy proposals



Utility scale off-shore developments supported where the energy return is in the strategic interest of the island, and environmental impact is acceptable

PROPOSAL: Introduction chapter: Strategic Proposal 2 - Understanding the long-term requirements of Jersey's energy market



ME7 –Larger-scale terrestrial renewable energy proposals



- Planning permission for smaller scale renewable energy sources granted by the General Development Order
- Greater flexibility for the use of agricultural land where the benefit outweighs the loss, and positive consideration for the re-use of glasshouse sites.

Policy ME7 - Larger-scale terrestrial renewable energy developments

Proposals for large-scale terrestrial renewable energy production will be supported where it can be demonstrated that the energy return and benefits of the development are deemed to sufficiently outweigh the environmental impact that may arise as a result. Any such anticipated environmental effects must be mitigated as far as possible, and appropriately compensated for.

Proposals for ground-mounted solar arrays on agricultural land will be supported where the benefit of the scheme will outweigh any loss to the agricultural industry, with positive consideration given to the redevelopment of glasshouse sites for this purpose.

Any such proposal must be supported with an appropriate monitoring programme and detailed restoration proposals, including funding and management mechanisms to ensure their implementation; and would be subject to a time-limited permission.

Proposals for larger-scale renewable energy schemes to serve individual domestic properties will be supported where their environmental impact is acceptable.

Webinar covers...



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How to engage



- **Find out more**

- attend a themed webinar
- review details online: [Core evidence base documents for the Island Plan Review 2021 bridging plan \(gov.je\)](#)

- **Discuss**

- planner surgery (30 minute 1:1 session)
- book through link: [Planner surgery bookings](#)

- **Comment**

- Consultation portal: [Draft bridging Island Plan consultation - Government of Jersey - Citizen Space](#)
- Email: islandplan@gov.je