

Draft Island Plan 2022-25

Thematic webinar: minerals, waste and utilities

26 May 2021

Introduction

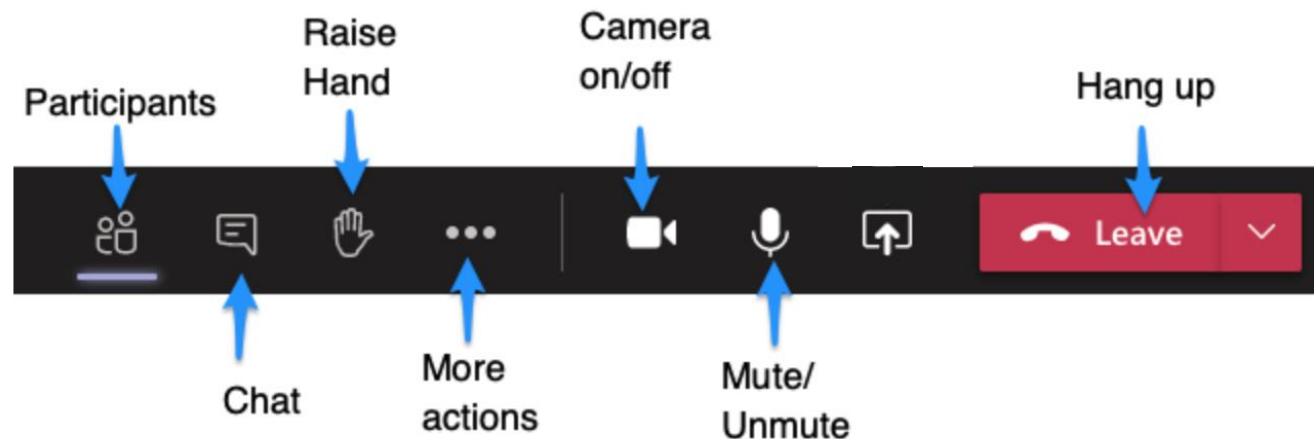


House rules



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**

**Strategic
context and
policies**

**Minerals and
solid waste**

**Utilities and
strategic
infrastructure**

How to engage

Webinar covers...



Consultation

Overview of
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solid waste

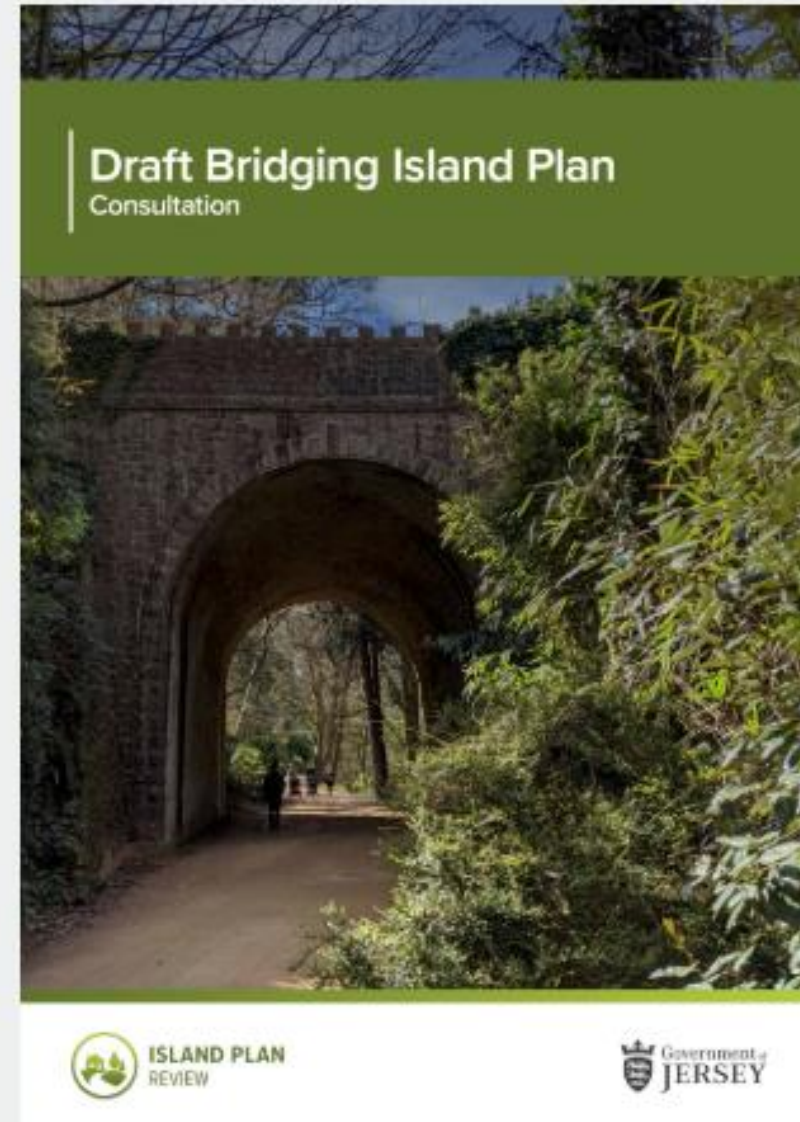
Utilities and
strategic
infrastructure

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 

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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...



Consultation

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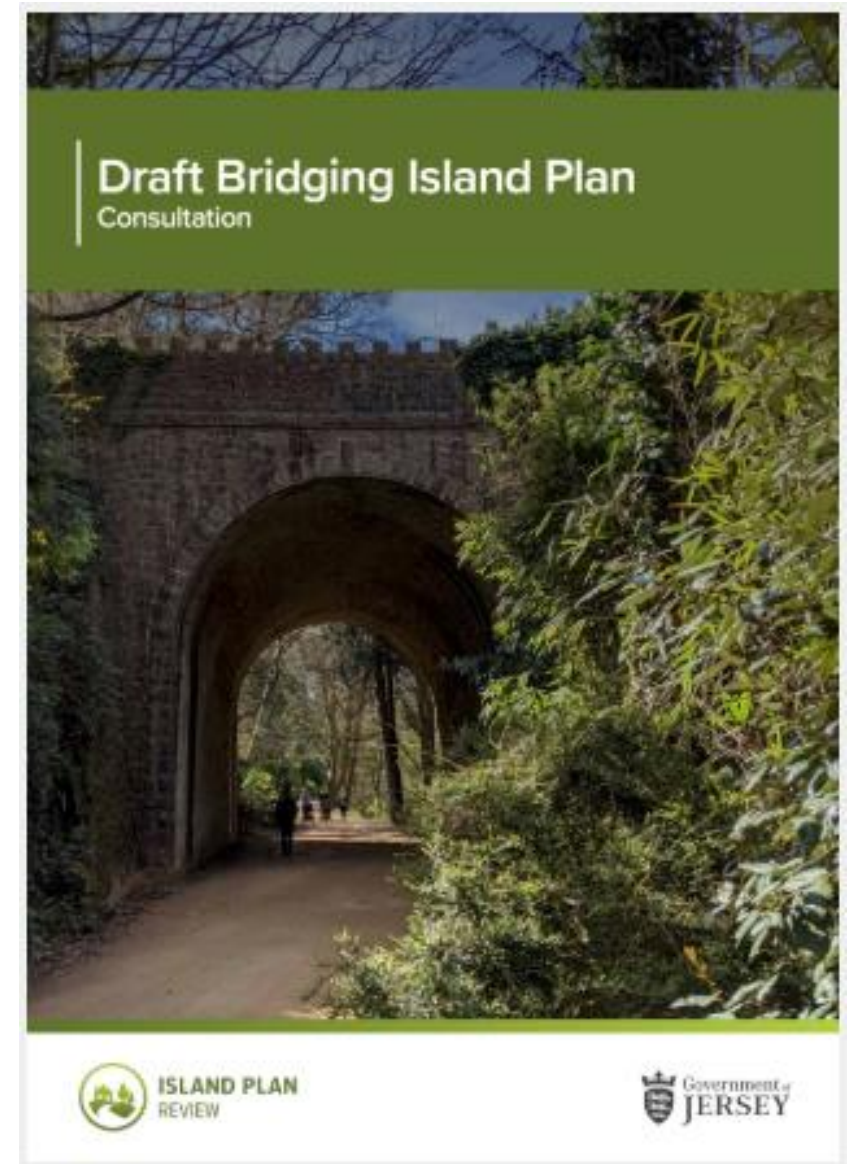
Minerals and
solid waste

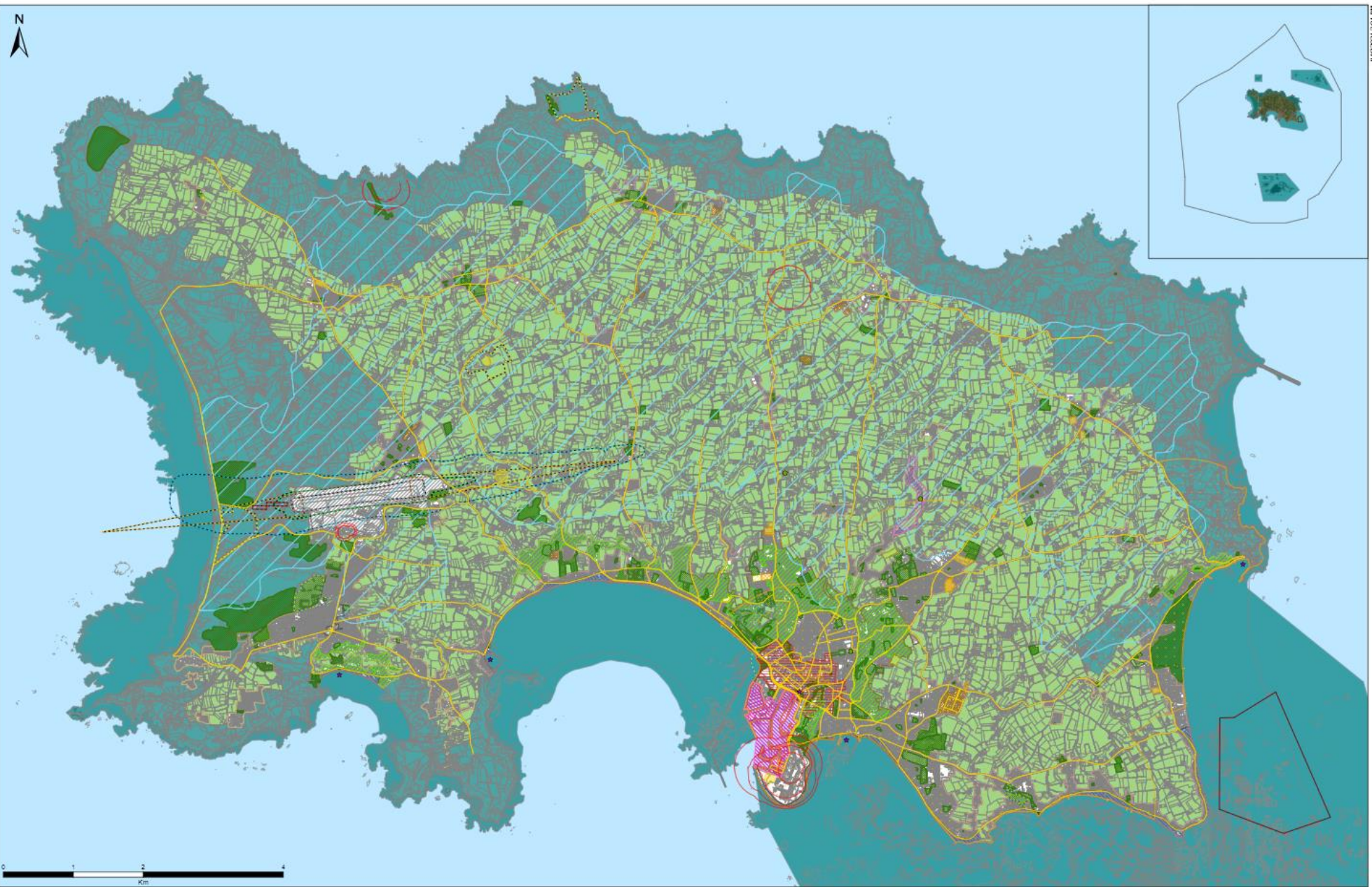
Utilities and
strategic
infrastructure

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





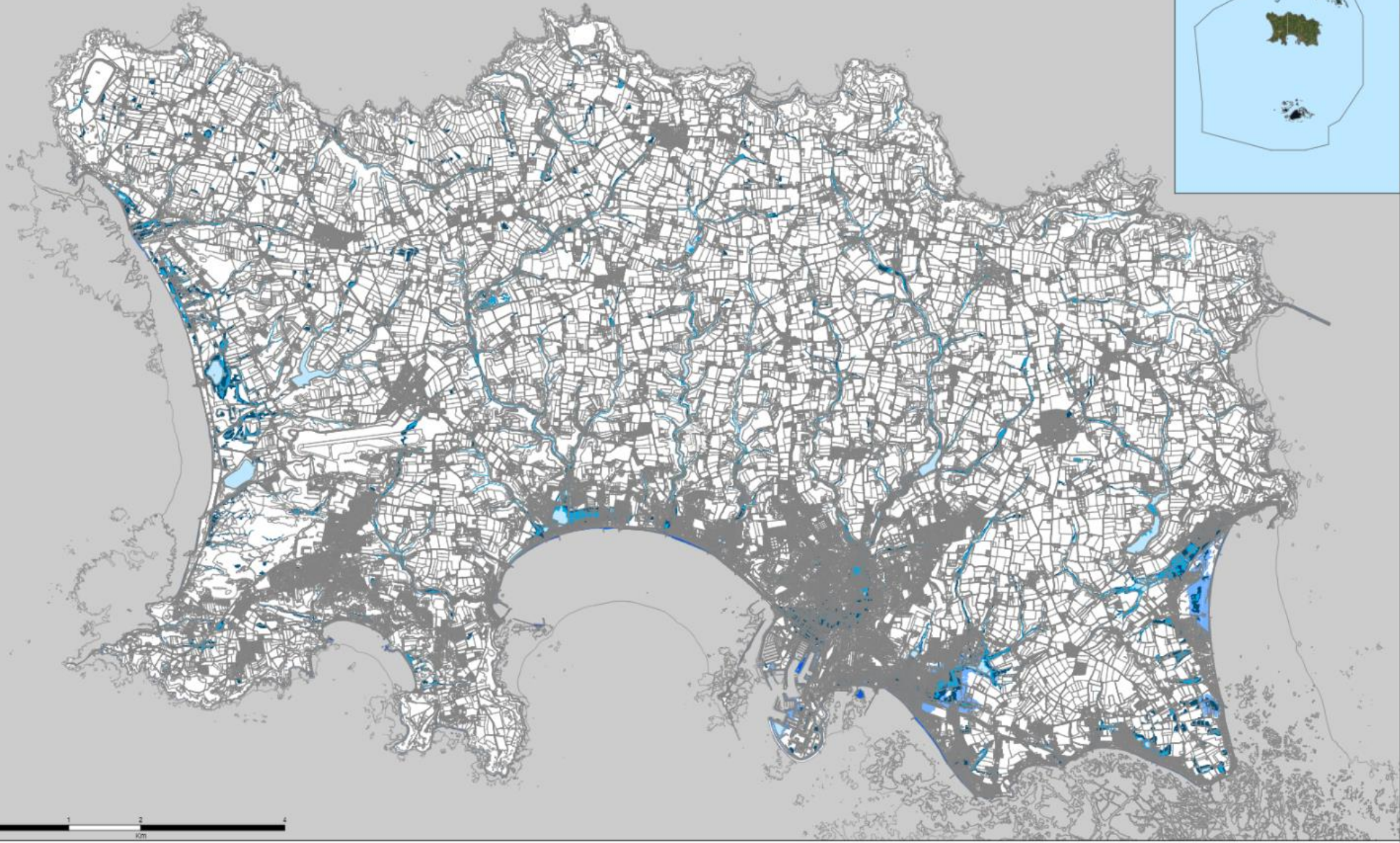
<ul style="list-style-type: none"> ● Site Safeguarded for Open Space ★ Tourist Destination Area — Safety Zone For Hazardous Installations — Primary Route Network — Eastern Cycle Route Corridor 	<ul style="list-style-type: none"> Port of St Helier Operational Area Jersey Airport Ops Waste Management Site 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 Primary centre Secondary centre Local centre Smaller settlement 	<ul style="list-style-type: none"> 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





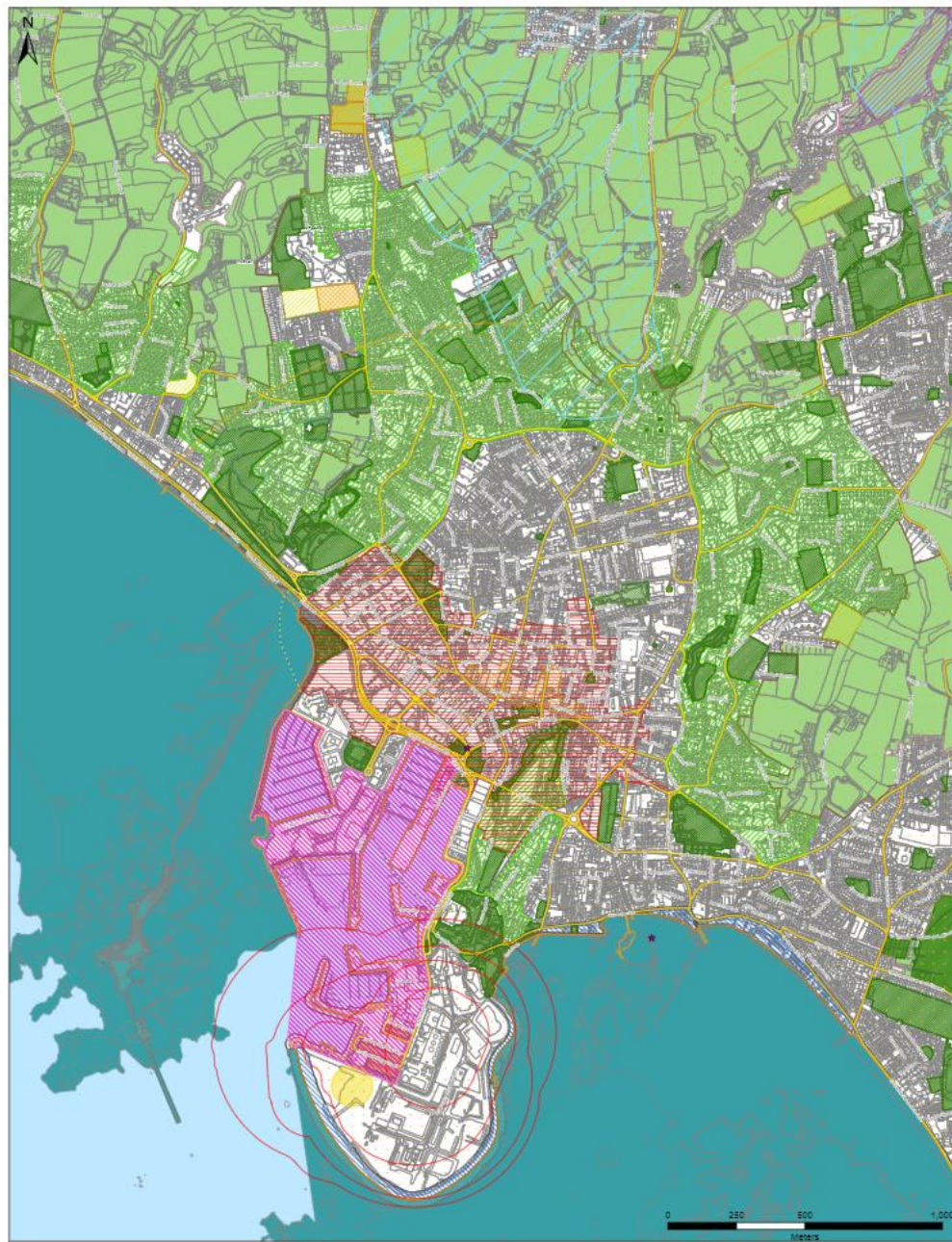
Legend

- 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

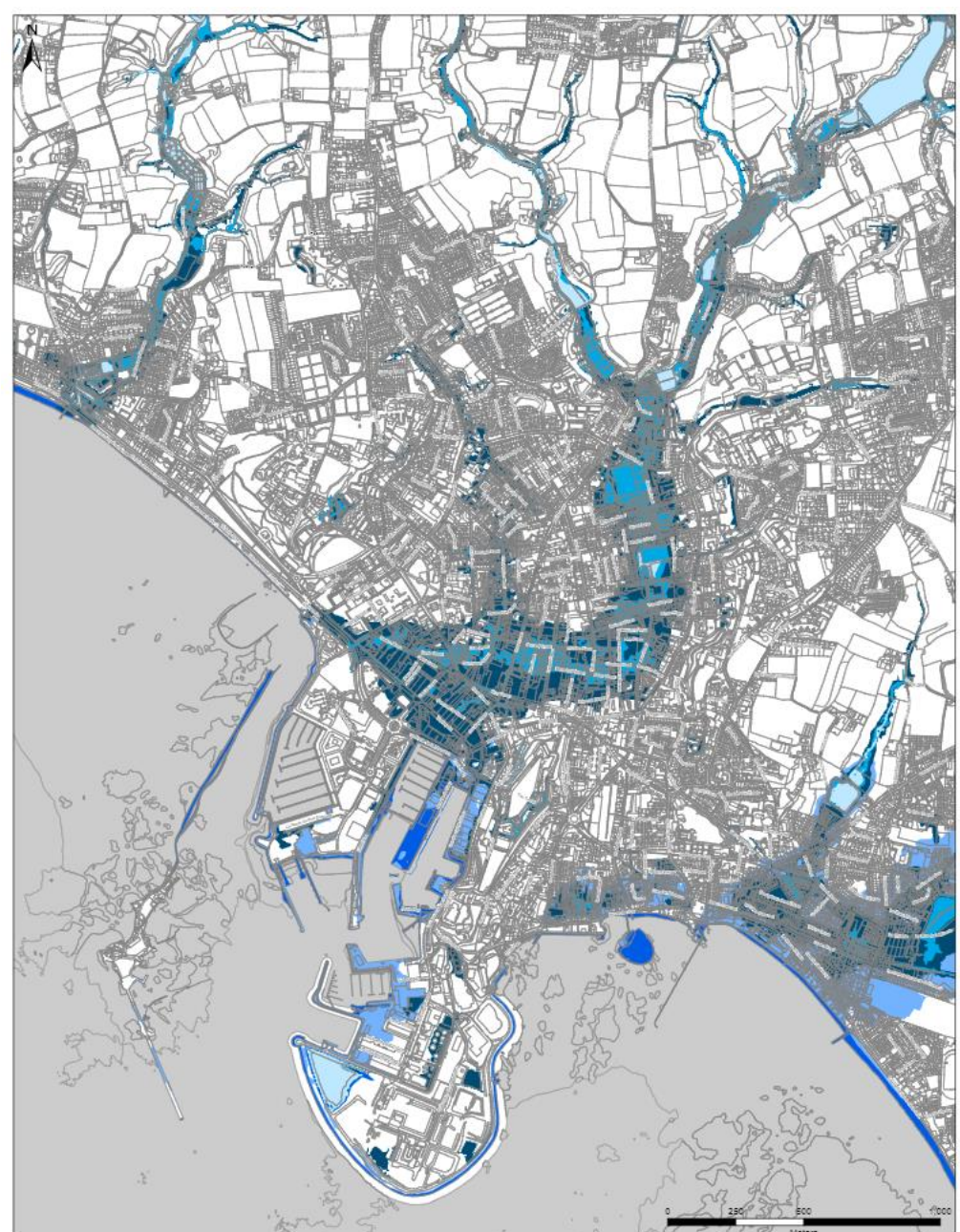
ARUP
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<ul style="list-style-type: none"> ● Site Safeguarded for Open Space ★ Tourist Destination Area — Safety Zone For Hazardous Installations — Primary Route Network — Eastern Cycle Route Corridor — Port of St Helier Operational Area — Waste Management 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

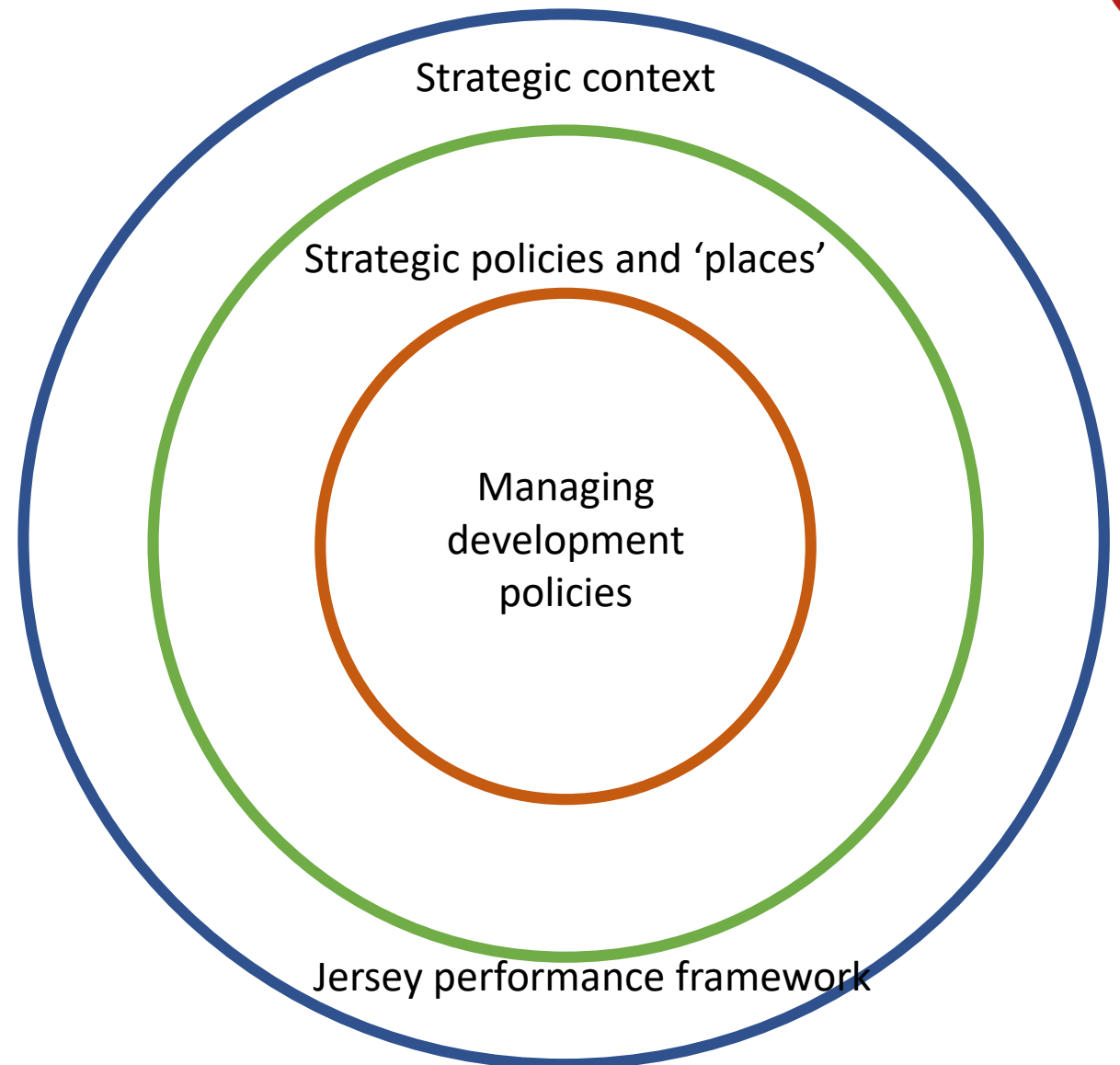
- Delivery, monitoring and review



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 (*due soon*)

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Volume four – performance and delivery

- Delivery, monitoring and review



Minerals, waste and utilities



**Strategic context
and policies**

**Minerals and solid
waste**

**Utilities and
strategic
infrastructure**

Minerals, waste and utilities



**Strategic context
and policies**

**Minerals and solid
waste**

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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 context: minerals, waste and water

- The Minerals, Waste and Water Study is presented in two parts:
 1. Sections 2-4: establishes the current baseline with regards to minerals, inert waste and potable water
 2. Sections 5-8: look forward to the future requirements for minerals, inert waste and potable water, and how they might be met in an integrated fashion
 - tested through scenarios
 - series of conclusions and recommendations

Minerals, Waste and Water Study

December 2020



Photo credit: BAM Perspectives

Strategic context: infrastructure capacity study

- Infrastructure: large scale assets such as major roads and airports; to less tangible elements such as community services and open space.
- Scope of ICS
 - assesses existing infrastructure provision, its current capacity, and expected lifespan;
 - identifies planned/known enhancement of the capacity of existing or new infrastructure;
 - considers the impacts of relevant external drivers and mega trends, including technological developments, demand management etc.;
 - establishes, in the form of an Infrastructure Delivery Schedule, what infrastructure is required, when, and who will be responsible to deliver it.
- Focus on utilities and strategic infrastructure

Infrastructure Capacity Study

December 2020



Strategic policies



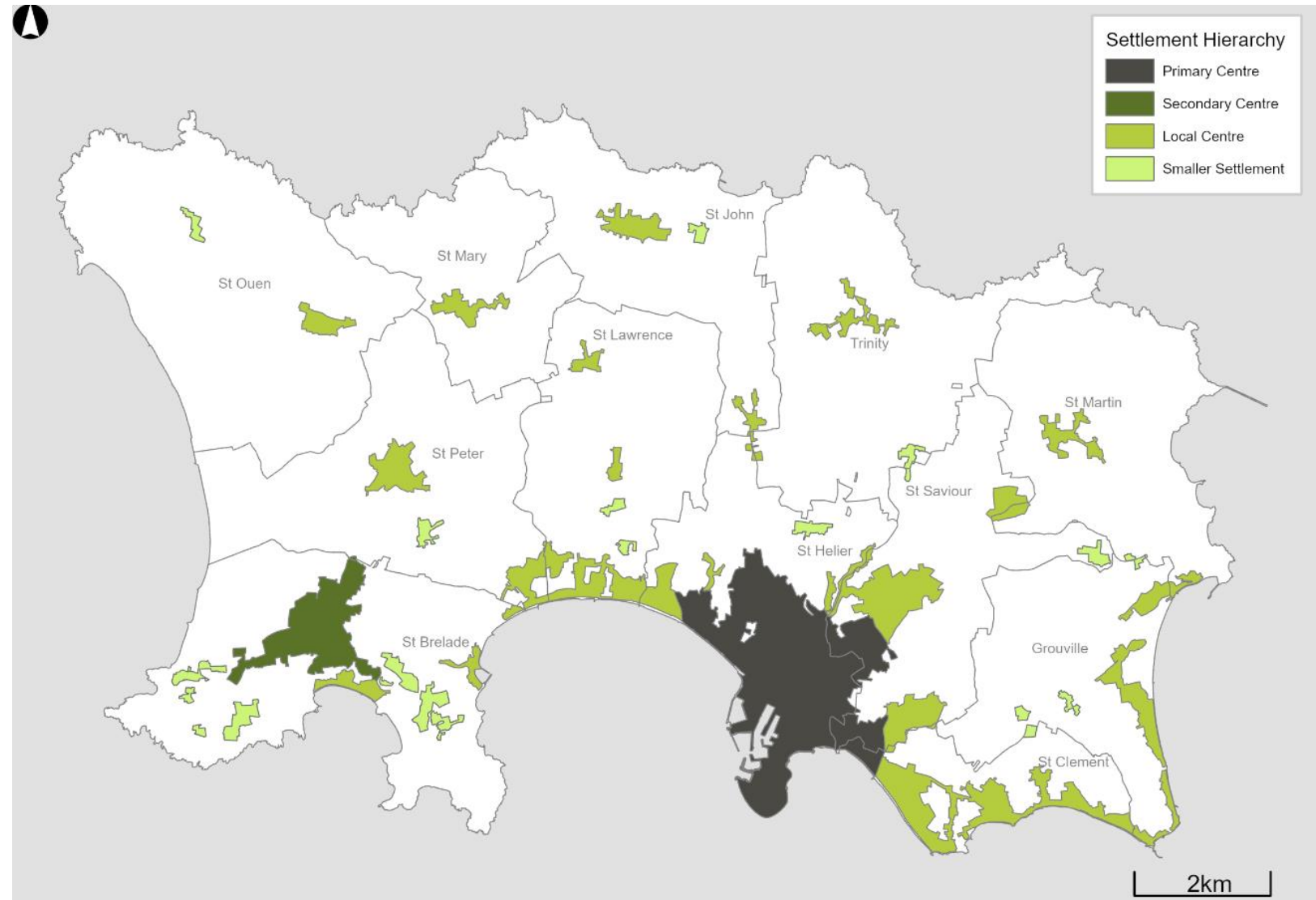
#	Policy	■	▲	⊗	Issues and / or nature of changes
SP1	Responding to climate change				Frames Island Plan in context of the Climate Emergency
SP2	Spatial strategy				Settlement hierarchy
SP3	Placemaking				Strengthens focus on liveability in the built environment
SP4	Protecting and promoting island identity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

Strategic policy: SP2 - spatial strategy



- Places chapter describes different scale and nature of development in different places
 - seeks to meet most of the island's development needs from within the existing built-up area
 - acknowledge that some development has specific locational requirements, especially minerals and infrastructure, where it can be justified
 - PL5: Countryside, coast and marine environment



Strategic policies



- **SP6: Sustainable island economy**
 - supports a sustainable, productive and diverse economy
 - supports development of associated infrastructure to support economic innovation, productivity and diversification
 -
- **SP7: Planning for community needs**
 - support to meet community's short- and long-term needs

Minerals, waste and utilities



Strategic context
and policies

Minerals and solid
waste

Utilities and
strategic
infrastructure

Minerals extraction and solid waste disposal



#	Policy	■	▲	⊗	Key issues
MW1	Provision of minerals				Updated to safeguard identified minerals extraction sites
MW2	Safeguarded waste sites				Updated to safeguard identified waste management sites
MW3	New, extended and existing waste management sites				Extension to La Gigoulande Quarry

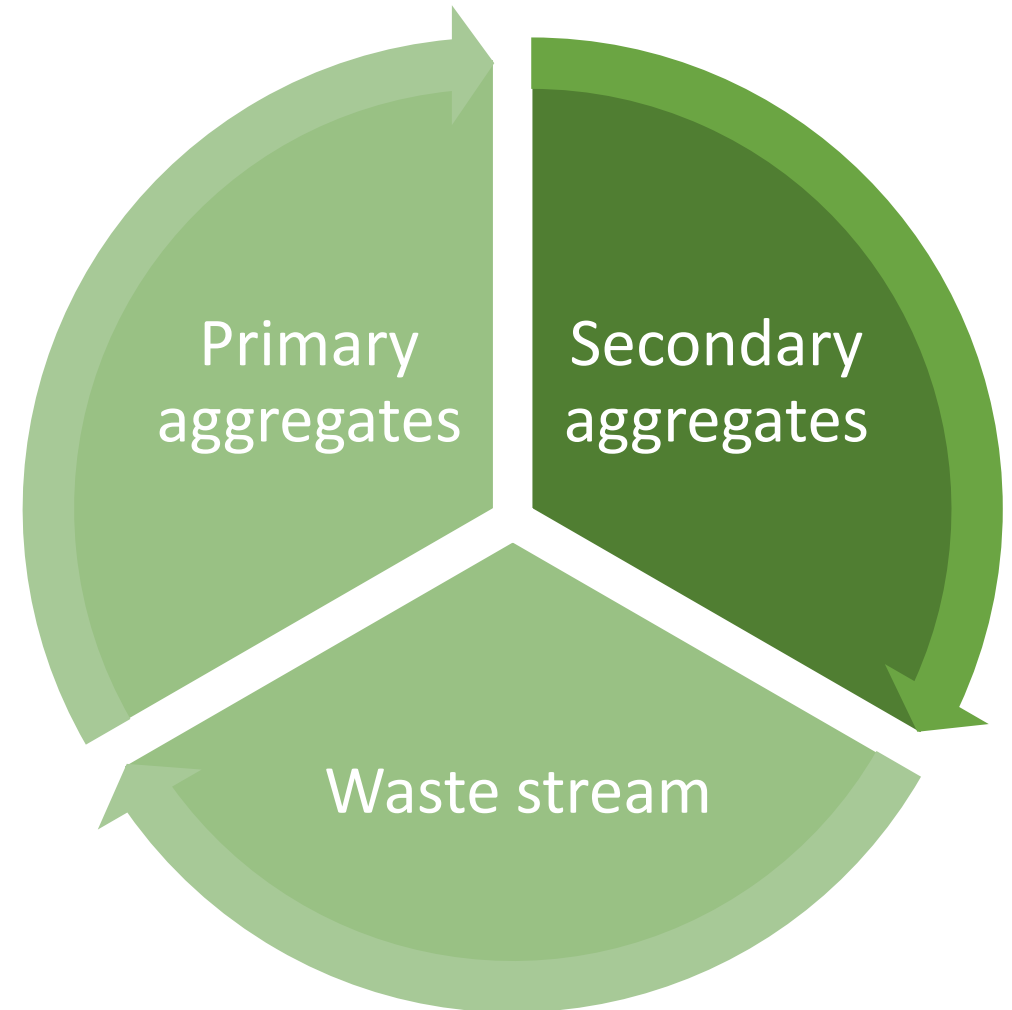
Minerals: context



- Primary aggregates
 - used in construction
 - crushed rock, sand and gravels
- Current evidence base: Jersey Minerals Strategy 2000-2020
 - 20 year land supply for minerals
- Minerals, waste and water study
 - seeks to secure 10+ year supply
 - evidence base to inform policy options for draft Island Plan

Minerals: context

- Minerals, waste and water study (2020)
 - annual aggregate market
 - c. 500,000 tonnes
 - recycled products account for c. 40%
 - an integrated approach



Minerals: context



- Demand forecasting

- +800 population change per annum
- 540,00 tonnes (2031)

- +1,500 population change per annum
- 575,00 tonnes (2031)

Material type – or source	Low	Medium	High
Local crushed rock (48%) [Ronez and La Gigoulande quarries]	260,000	265,000	276,000
Local sand and gravel (12%) [Simon Sand and Gravel]	65,000	66,000	69,000
Local recycled aggregate products (39%) [Various local producers]	211,000	215,000	224,000
Imports [Included for completeness; estimated as +/-1% in 2020]	4,000	6,000	7,000
Total	540,000	552,000	575,000

Minerals: context



Site / company	Recent average annual output	Basis of operation, permission etc.	Economically winnable reserves
<u>Ronez Quarry</u>	110,000t	Ref. 4/ 0 / 16, July 1965, (pre-dating current mineral planning framework)	300,000t; < 3years
<u>Granite Products' La Gigoulande Quarry</u>	125,000t	Permission P/2006/1273, activated in 2007	900,000t; < 8 years
Simon Sand and Gravel	55-60,000t	Permission P2003/1318 as revised by RC2018/0816 ³	165-180,000t; <3 years

Table MW1: consented quarry sites and reserves (Integrated Minerals, Waste and Water Study)

Minerals: scenario testing



- Tested a range of scenarios
 - **internalise**
 - optimise local primary aggregates supply sources
 - **externalise**
 - look to external sources of supply
 - **integrate**
 - integrated minerals and waste supply
- **Assessment criteria**
 - environmental
 - social
 - economic
 - topic-specific

Policy MW1: provision of minerals



- Ronez Quarry
 - safeguard as a source of local supply of crushed rock
 - support principle of extension
 - extension to west (J31 and J32): current application
 - c. 2.4m tonnes
 - +14-20 years supply
 - subject to EIA and restoration plan



Policy MW1: provision of minerals



- La Gigoulande Quarry
 - safeguard as a source of local supply of crushed rock
 - support principle of extension
 - Field MY966 (to south)
 - c. 4m tonnes
 - 30 years supply
 - subject to EIA and restoration plan



Policy MW1: provision of minerals



- Simon Sand and Gravel
 - safeguard as a source of local supply of sand
 - expiry of current consent @ 2023
 - existing longstanding policy expectation that existing operation will cease: originally set at 2018; extended to 2023
 - some alternative sources of supply exist
 - recycled aggregate
 - some importation
 - landscape restoration dealt with under terms of existing planning consent





MW2: safeguarded inert waste management or disposal sites

- identify and safeguard existing sites
 - waste management and disposal
 - La Collette
 - La Gigoulande Quarry
 - waste management
 - Broadlands, Mont Fallu
 - Barette Plant Hire, Beaumont
- tests to safeguard use



MW3: new, extended or existing waste management sites

- **change of use of existing sites not supported unless**
 - capacity elsewhere
 - redevelopment would deliver environmental and community benefit
- **new sites subject to tests**
 - demonstration of need and support for waste hierarchy
 - outside of built-up area would require exceptional justification
 - development in Coastal National Park not supported
- **restoration and after-use plans**

Minerals, waste and utilities



**Strategic context
and policies**

**Minerals and solid
waste**

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Utilities and strategic infrastructure



#	Policy	■	▲	⊗	Key issues
UI1	Strategic infrastructure delivery				
UI2	Utilities infrastructure facilities				
UI3	Supply and use of water				
UI4	Telecoms and other masts and equipment				

Proposal	Water resource management strategy				Working with Jersey Water, produce a water resource management strategy to inform next Island Plan. Needs to respond to long-term demand challenge.
Proposal	Telecoms infrastructure				<ol style="list-style-type: none"> 1. Work with MEDTSC to explore how to incentivise and require mast sharing in a competitive market 2. Review permitted development rights to make it easier to maintain, replace and upgrade telecoms infrastructure

Infrastructure and utilities: context



- Infrastructure capacity study
 - provides better understanding of short- to mid-term infrastructure requirements
 - where these are directly known, the draft Island Plan makes provision for them
- Strategic proposal 5: develop an infrastructure roadmap

U1: strategic infrastructure delivery



- Policy framework for strategically significant infrastructure that might arise during plan period
 - proven strategic need, of community benefit
 - should be within the built-up area
 - outside of the built-up area
 - demonstration of consideration of reasonable alternatives
 - landscape and amenity impacts are acceptable
 - environmental impact is avoided, mitigated, reduced or compensated

UI2: utilities infrastructure facilities



- provision of new or enhanced facilities supported where
 - within the built-up area
 - on the site of existing utility infrastructure
- outside of the built-up area, exceptional justification required
 - required to meet a proven island need
 - demonstration of consideration of reasonable alternatives to deliver services
- existing utility infrastructure is safeguarded

Water: context



- **Water available for use**
 - capacity: 19.21 MI/d (2018)
 - capacity: 18.78 MI/d (2025)
 - capacity reduces owing to climate change impacts
- **Forecast demand (+700)**
 - normal year: 19.7MI/d (2018) – 20.6MI/d (2025)
 - dry year: 20.5MI/d (2018) – 21.4MI/d (2025)
- **Challenges**
 - existing supply-demand deficits (@ 2018 baseline) of -2.2 MI/d
 - projected deficit (@ 2025) of -3.9 MI/d
(allowing for climate change and population increase)

Water: strategic direction



- increase capacity of existing infrastructure
- enhance demand management
- use of La Gigoulande Quarry as a reservoir is not supported
 - there would be environmental and economic impacts if greater mineral importation was required
 - existing planning permission supports waste management/disposal use
 - there are other options available to meet water demand
 - the viability and capacity of the use of La Gigoulande for water storage remains to be established.

Proposal



Proposal – A water resource management strategy for Jersey

The Government of Jersey and Jersey Water will work together to prepare a water resource management strategy for Jersey in order to inform the next Island Plan.

The strategy will consider:

- both supply and demand, including water efficiency-related planning policies and building bye-laws, and demand management through non-household water efficiency and intensive media campaigns; and
- potential requirements for infrastructure enhancement, expansion, or provision.

Policy UI3: Use and supply of water



- development only supported where it is connected to public water supply
- development should incorporate water conservation and management measures
 - over 200 sqm or five or more homes
 - demonstrate how water consumption has been reduced
 - water conservation statement required

Policy UI4: Telecoms and other masts and equipment



- sited to be least visually-intrusive, relative to its setting
 - network-sharing will be expected
 - co-location required where this is not possible
 - communal infrastructure provided for large schemes
-
- **Proposal – Review of telecommunication infrastructure incentives and requirements**
 - improved incentives and requirements for network sharing across service providers
 - potential changes to the Planning and Building (General Development) Order to improve and simplify upgrades to equipment
 - new supplementary planning guidance to help manage the visual impact associated with telecommunications and other masts, satellites and antennae.

Webinar covers...



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How to engage



How to engage

- **Find out more**

- attend a themed webinar
- come to a parish drop-in session
- 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](#)