

Draft Island Plan 2022-25
**Thematic webinar: managing waste and
environmental risk**

01 June 2021

Introduction

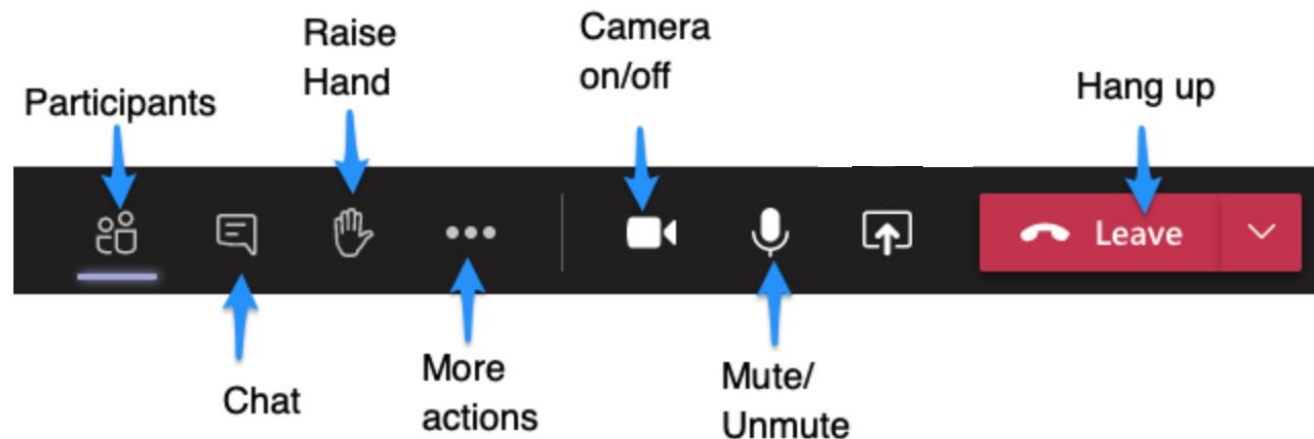


House rules



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**

**Waste and
water**

**Environmental
risk**

**How to
engage**

Webinar covers...



Consultation

**Overview of
the draft plan**

**Waste and
water**

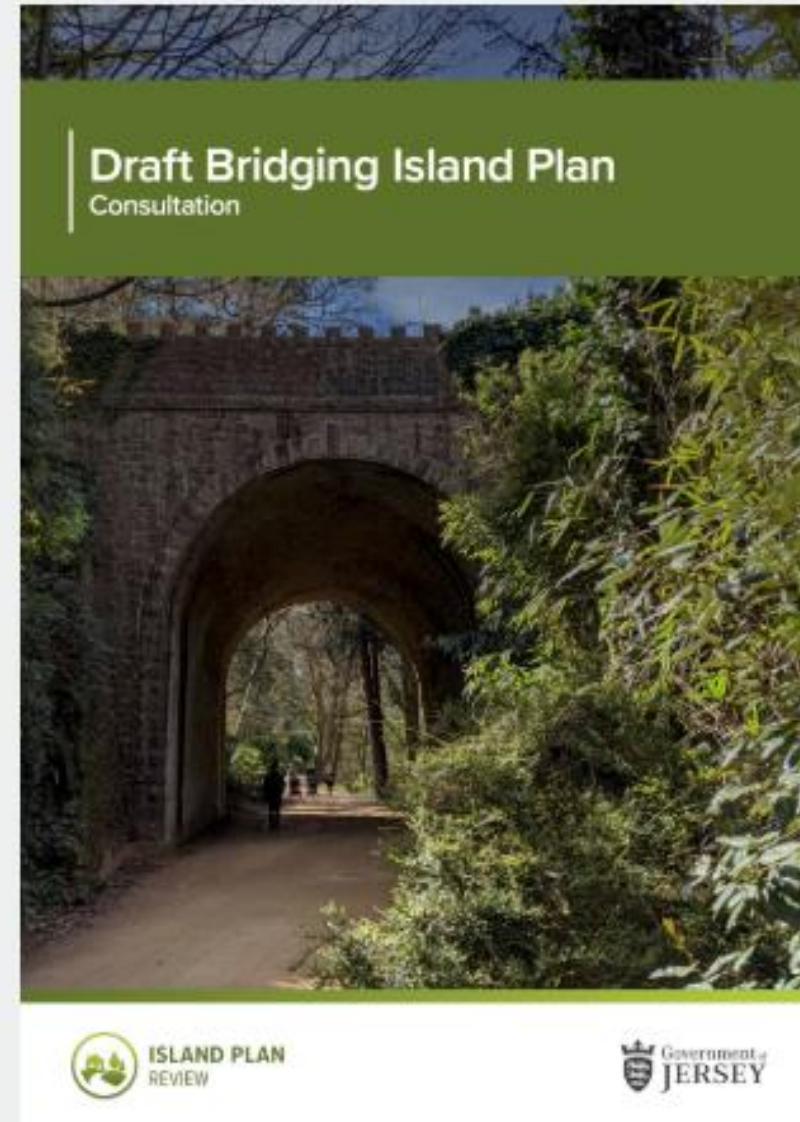
**Environmental
risk**

**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

**Overview of
the draft plan**

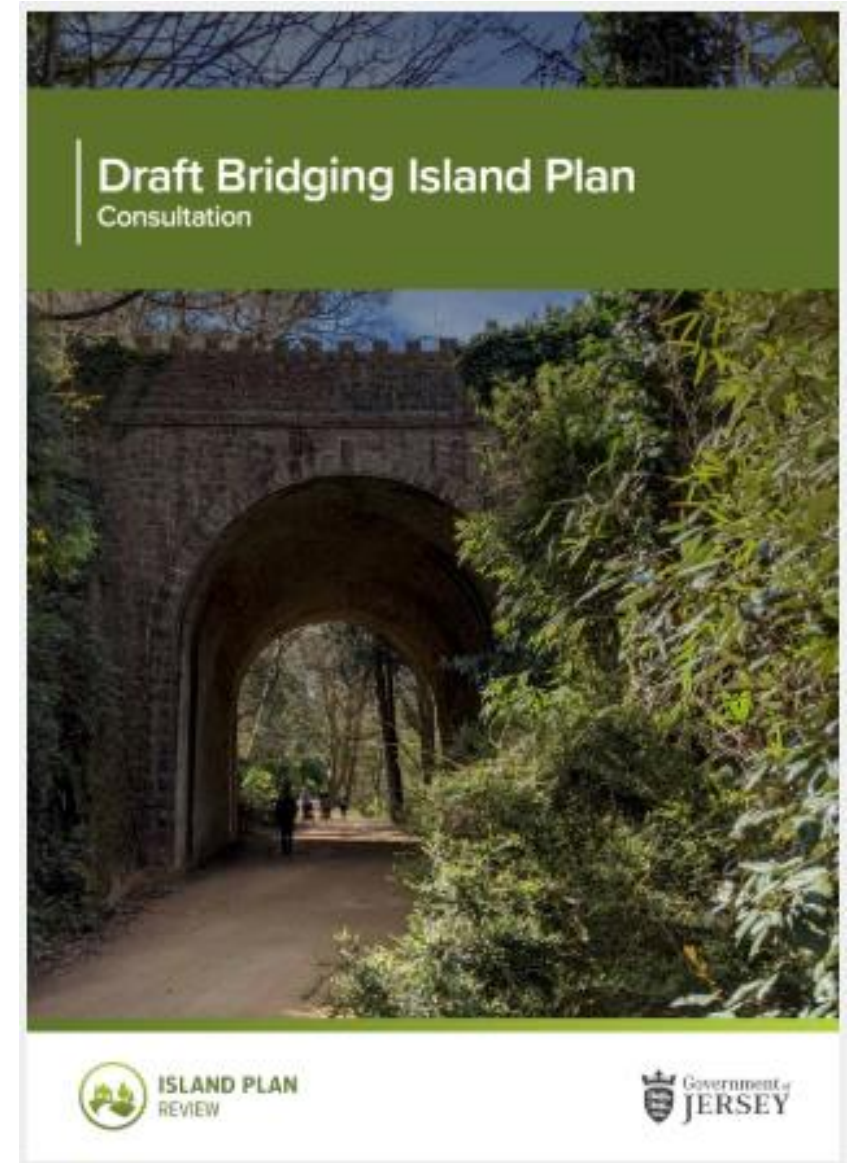
Waste and
water

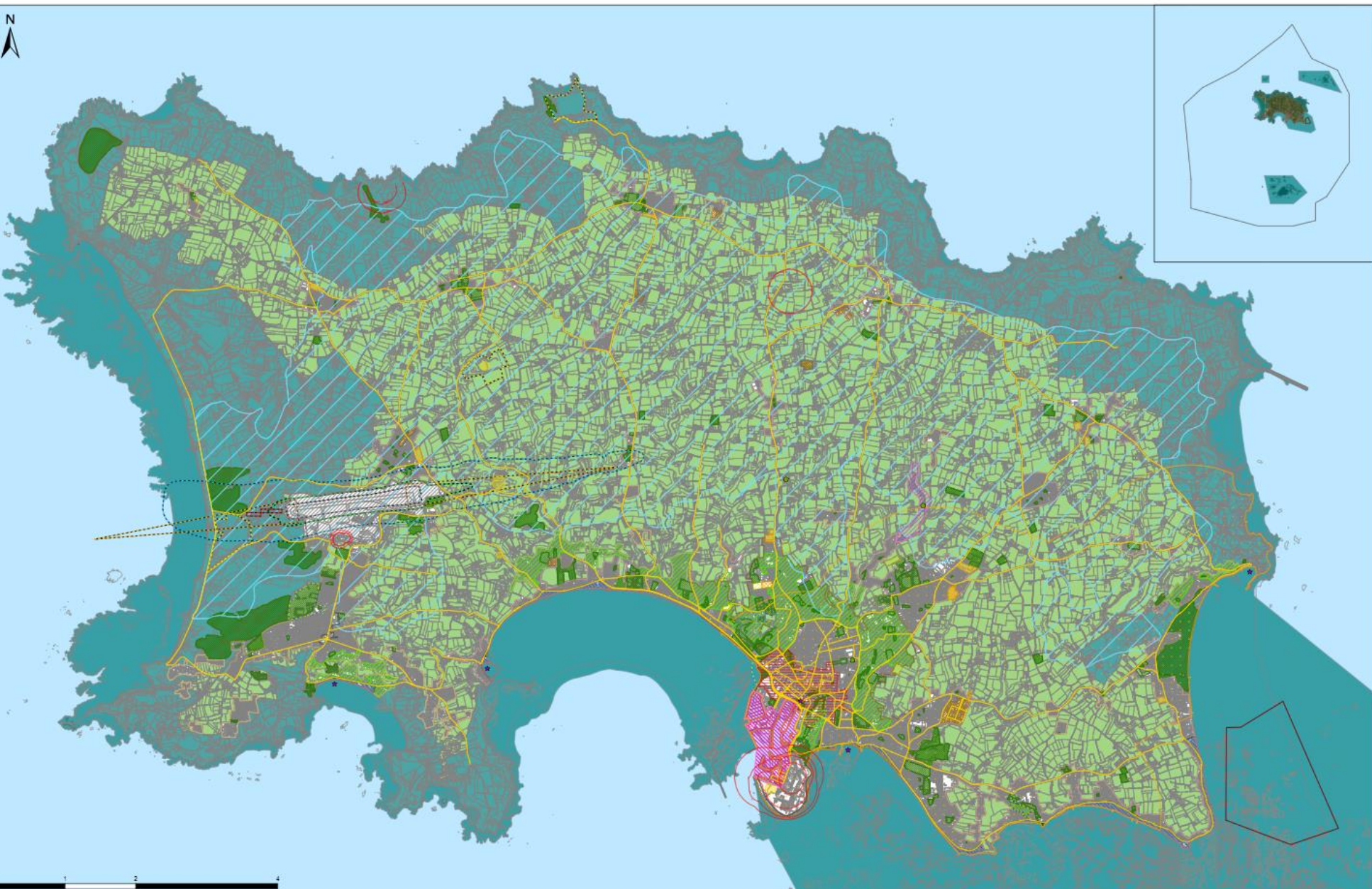
Environmental
risk

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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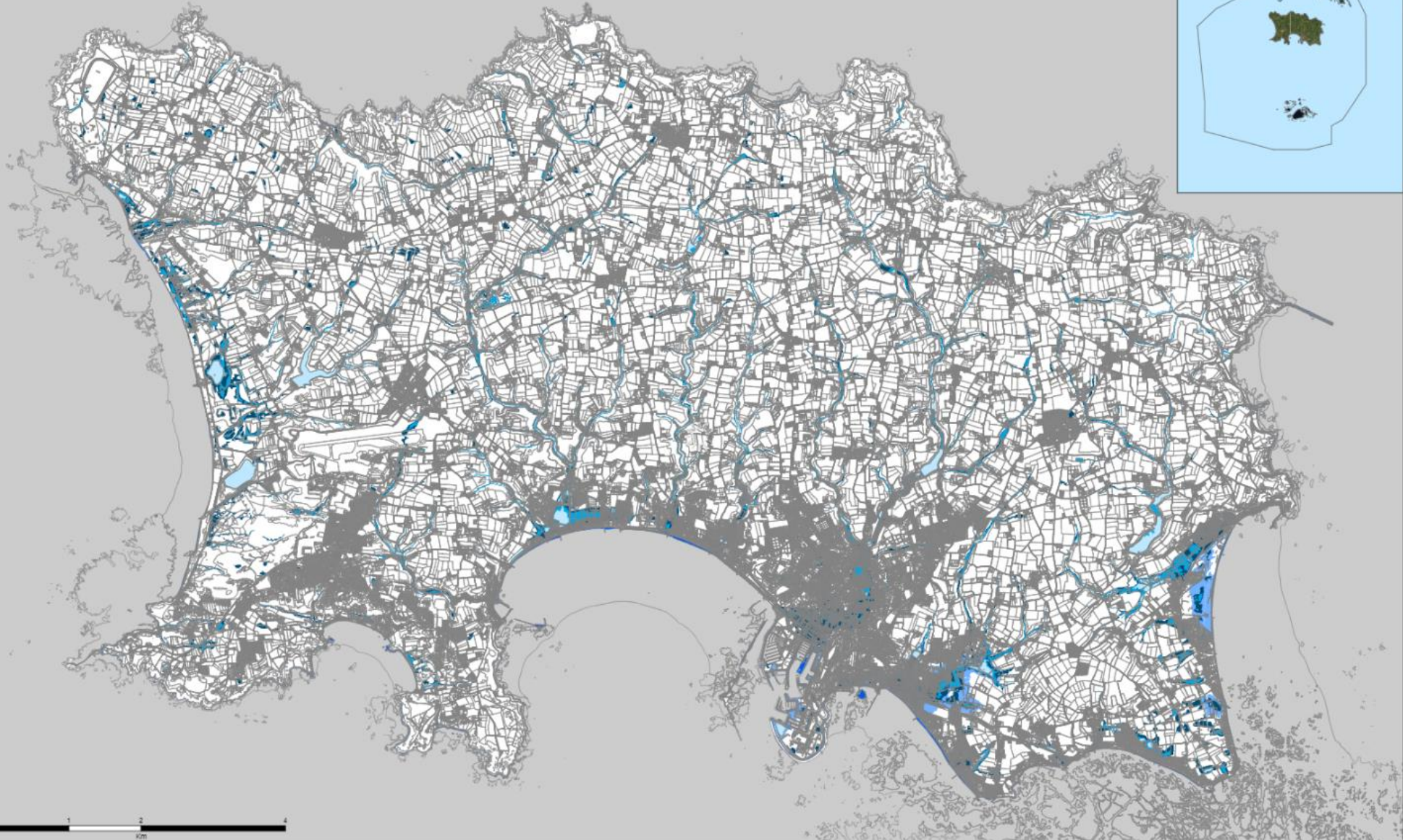
DRAFT BRIDGING ISLAND PLAN PROPOSALS MAP PART A - PLANNING ZONES

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

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Legend

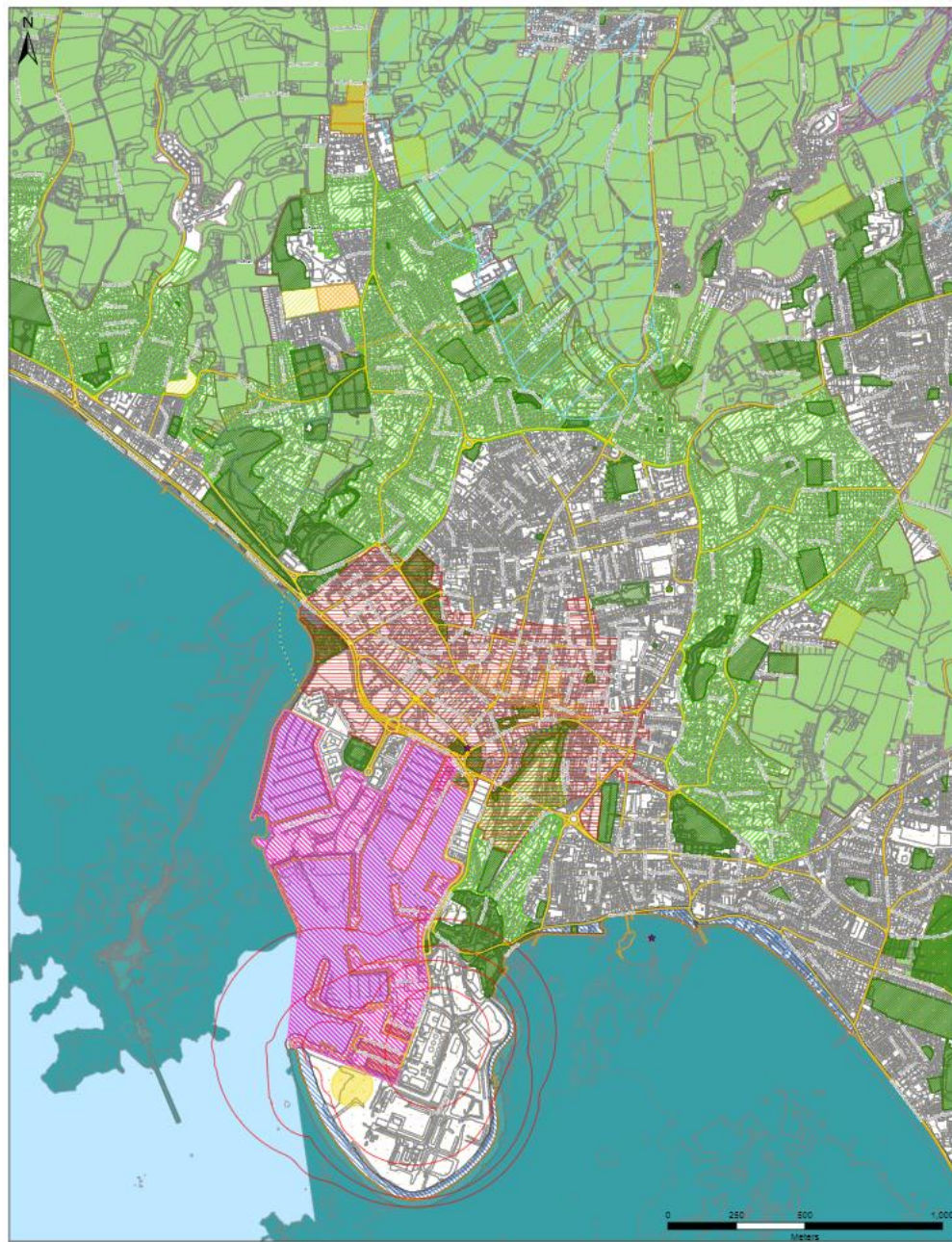
- Inland Flooding High Risk
- Coastal Flooding High Risk
- Inland Flooding Medium Risk
- Coastal Flooding Medium Risk
- Inland Flooding Low Risk
- Marine Zone

**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

**Government of
JERSEY**

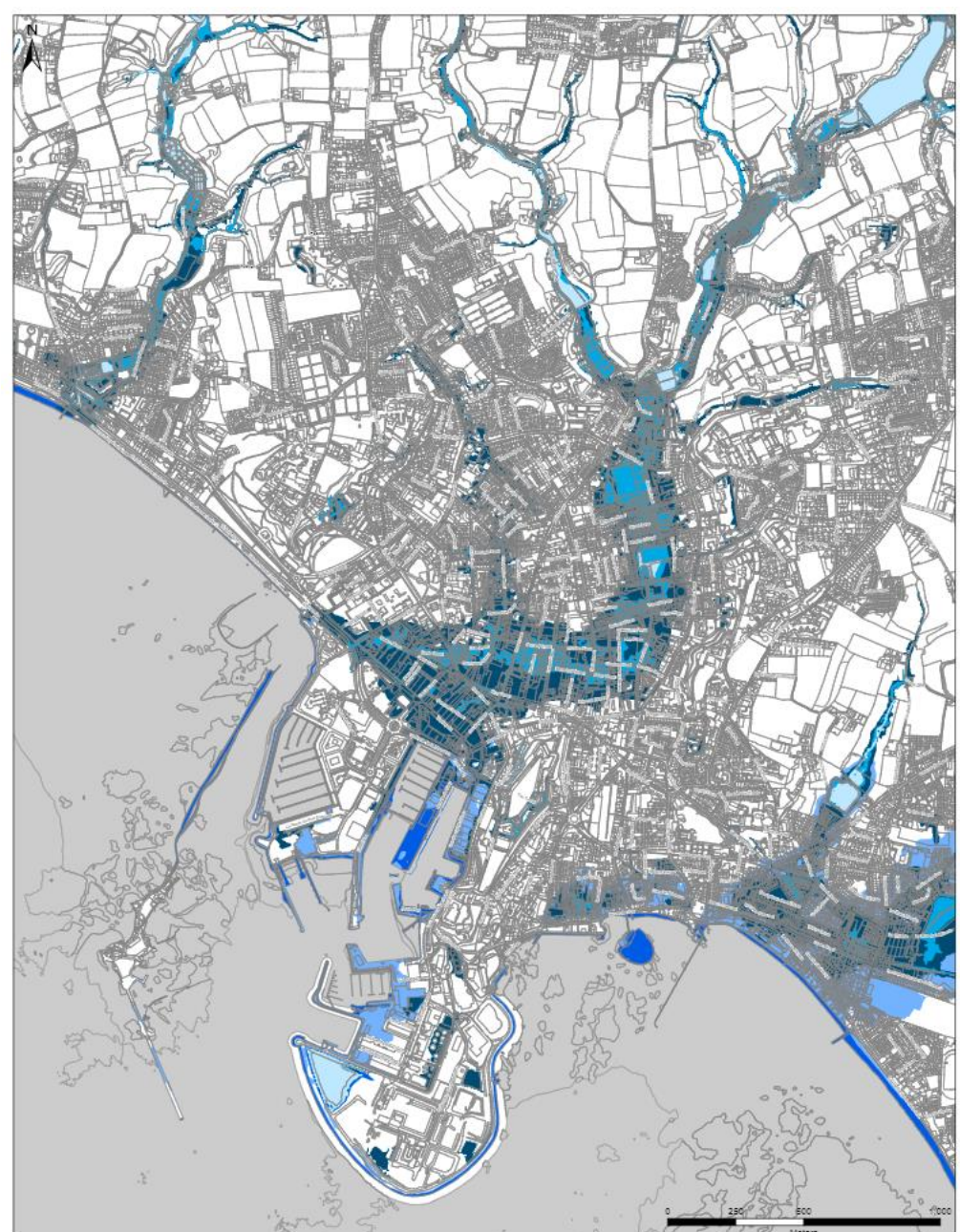
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<ul style="list-style-type: none"> ● Site Safeguarded for Open Space ★ Tourist Destination Area — Safety Zone For Hazardous Installations — Primary Route Network — Eastern Cycle Route Corridor — Port of St Helier Operational Area — Waste Management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

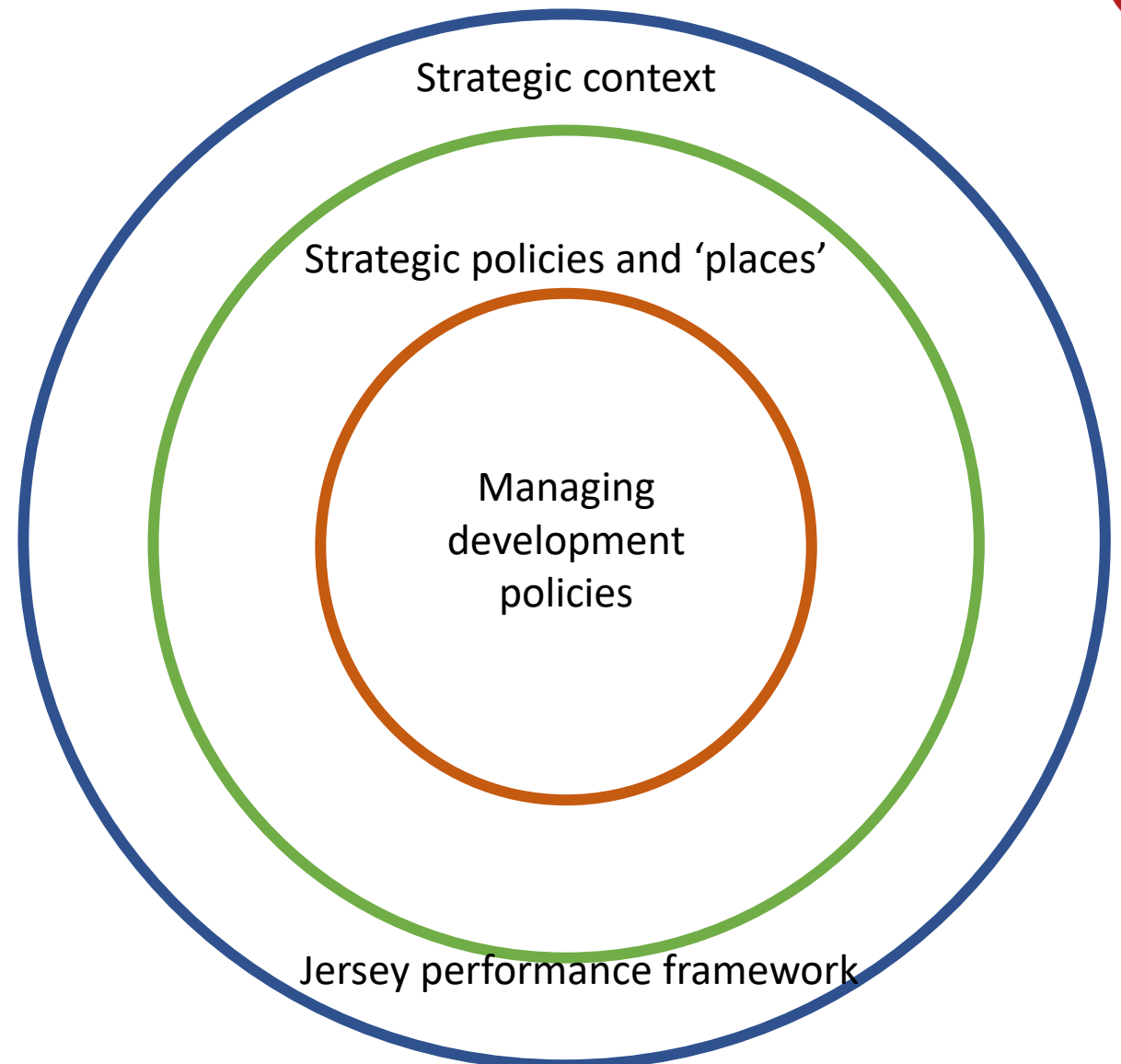
- Delivery, monitoring and review



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

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Volume four – performance and delivery

- Delivery, monitoring and review



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 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

Minimising waste and environmental risk



Waste and water

Environmental risk

Minimising waste and environmental risk



Waste and water

Environmental risk

Minimising waste and environmental risk [1]

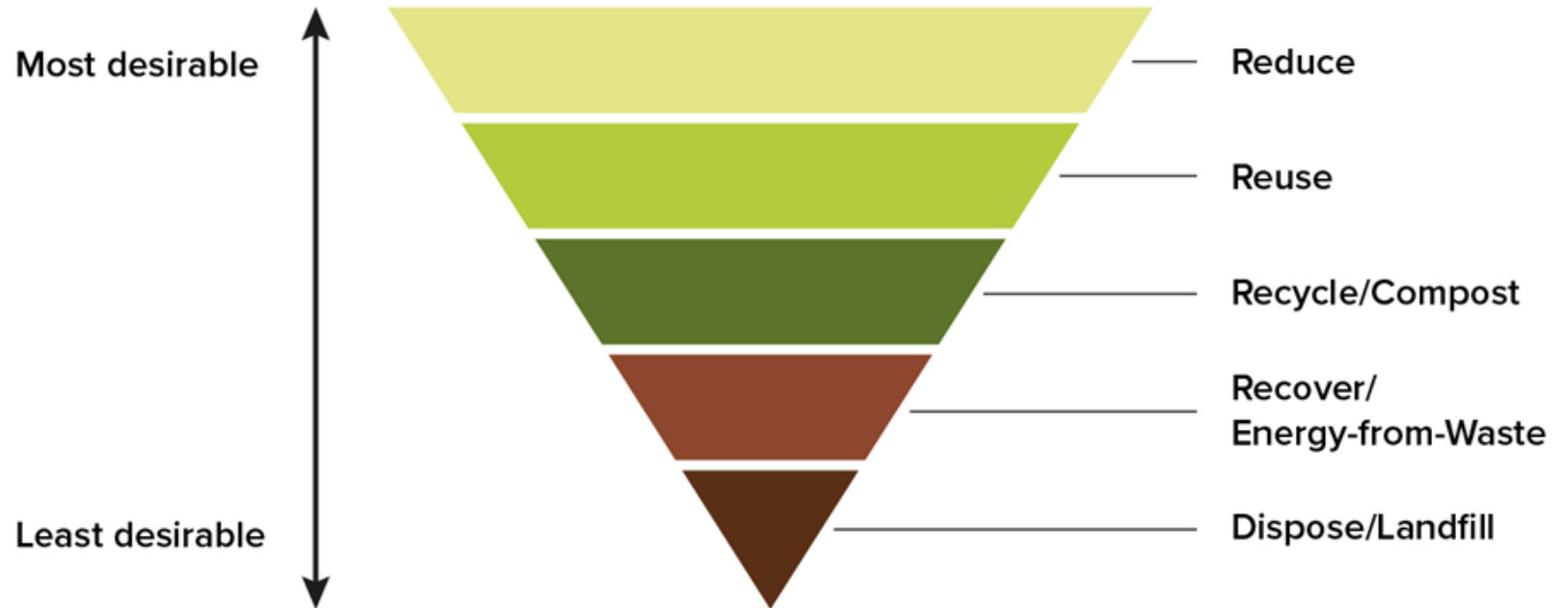


#	Policy	■	▲	⊗	Issues and / or nature of changes
WER1	Waste minimisation				
WER2	Managing flood risk				New flood risk policy framework; adopts Shoreline Management Plan
WER3	Development along coastal flood defences, the coastline and watercourses				Protects flood infrastructure
WER4	Land reclamation				Land reclamation supported in certain cases
WER5	Water pollution safeguard area				
WER6	Surface water drainage				Requires sustainable drainage in response to changes in rainfall
WER7	Foul sewerage				
WER8	Safety zones for hazardous installations				
WER9	New, extended or altered hazard installations				New policy framework to account for changes at risk sites
WER10	Aircraft noise zones				
WER11	Airport public safety zones				

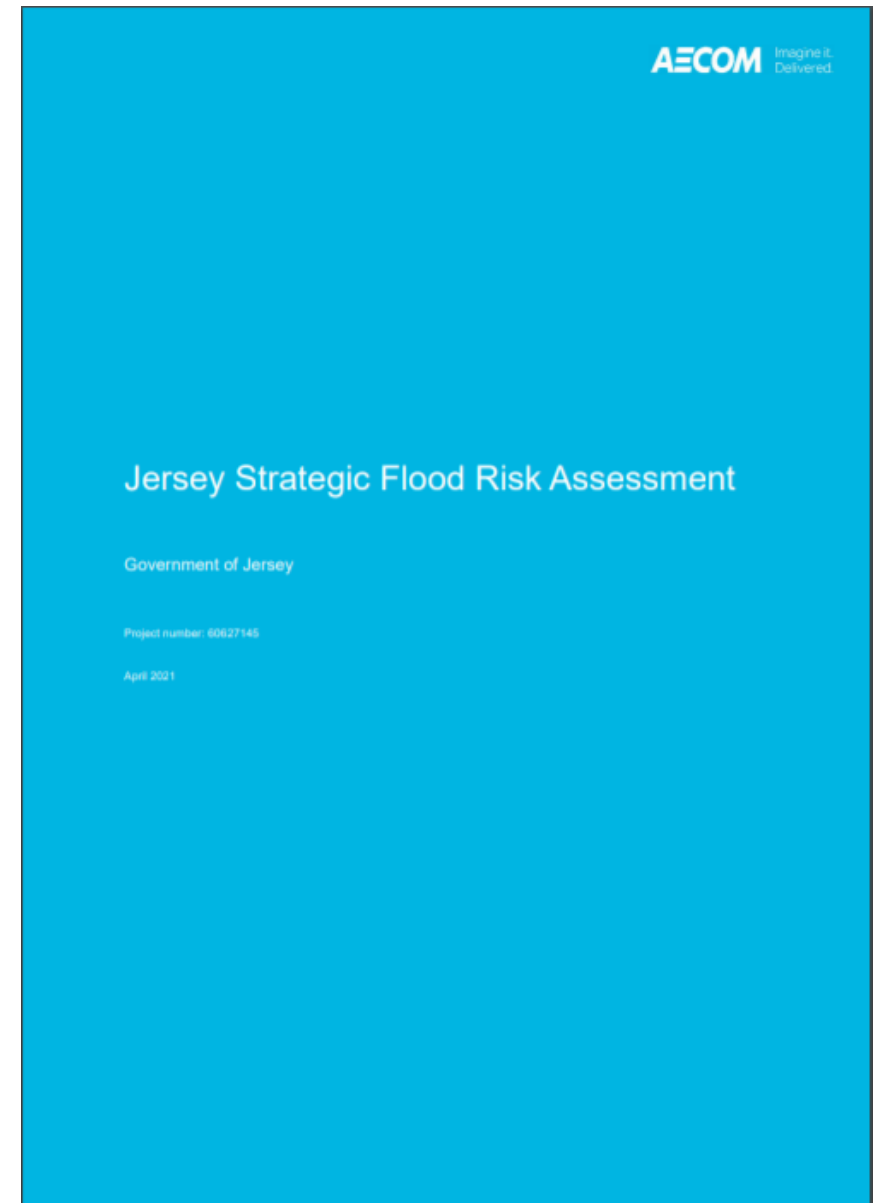
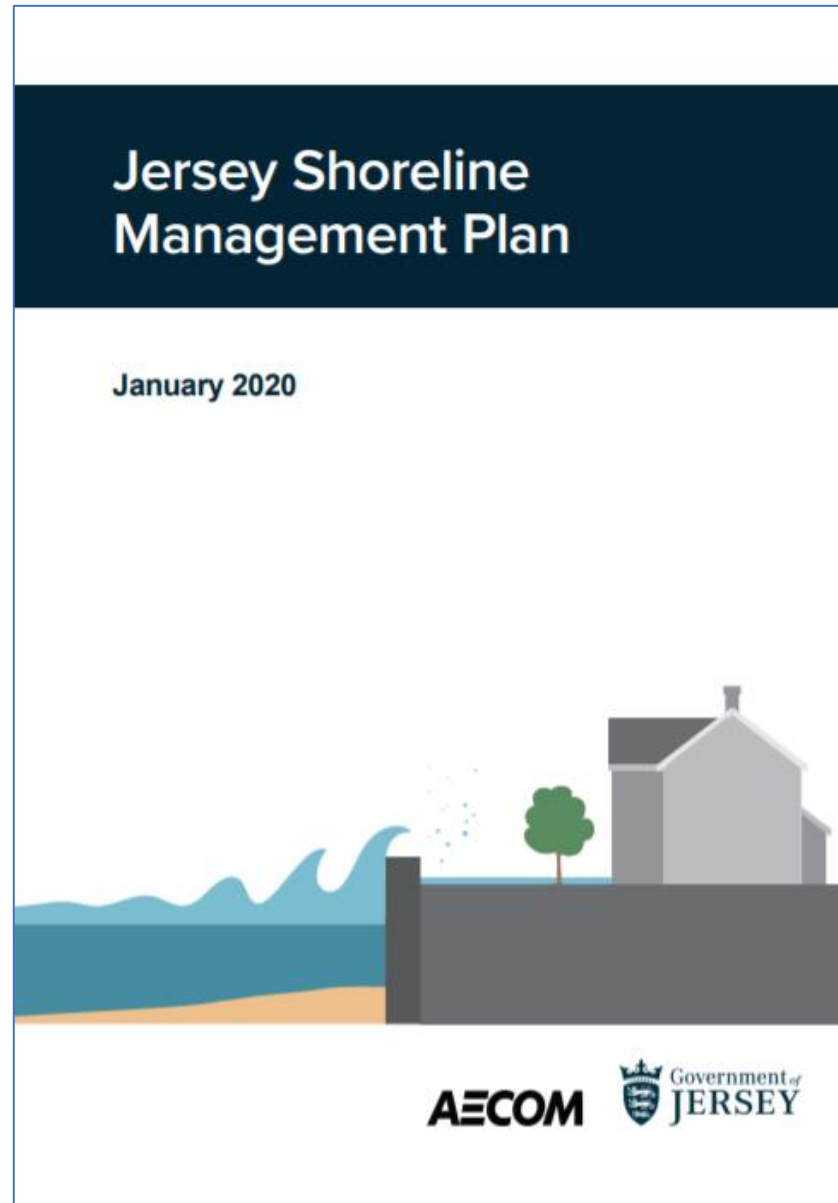


Policy WER1: waste minimisation

- Minimise waste arising from demolition and construction
 - development generating significant quantities of waste
 - five or more homes or 200sqm+ floorspace
- site waste management plan



Managing flood risk



Managing flood risk

- Classification of development types
 - essential civil infrastructure
 - highly vulnerable
 - less vulnerable
 - water compatible

- Different level of sensitivity for built-up areas and rural areas

Built-up areas: development suitability and planning approach				
Flood Risk Category	Essential Civil Infrastructure	Highly vulnerable	Less vulnerable	Water compatible
High	x	—	—	✓
Medium	—	—	✓	✓
Low	—	✓	✓	✓
Little or No risk	✓	✓	✓	✓

Table WER3: Built-up areas: development and suitability planning approach, Jersey Strategic Flood Risk Assessment, AECOM (2021)

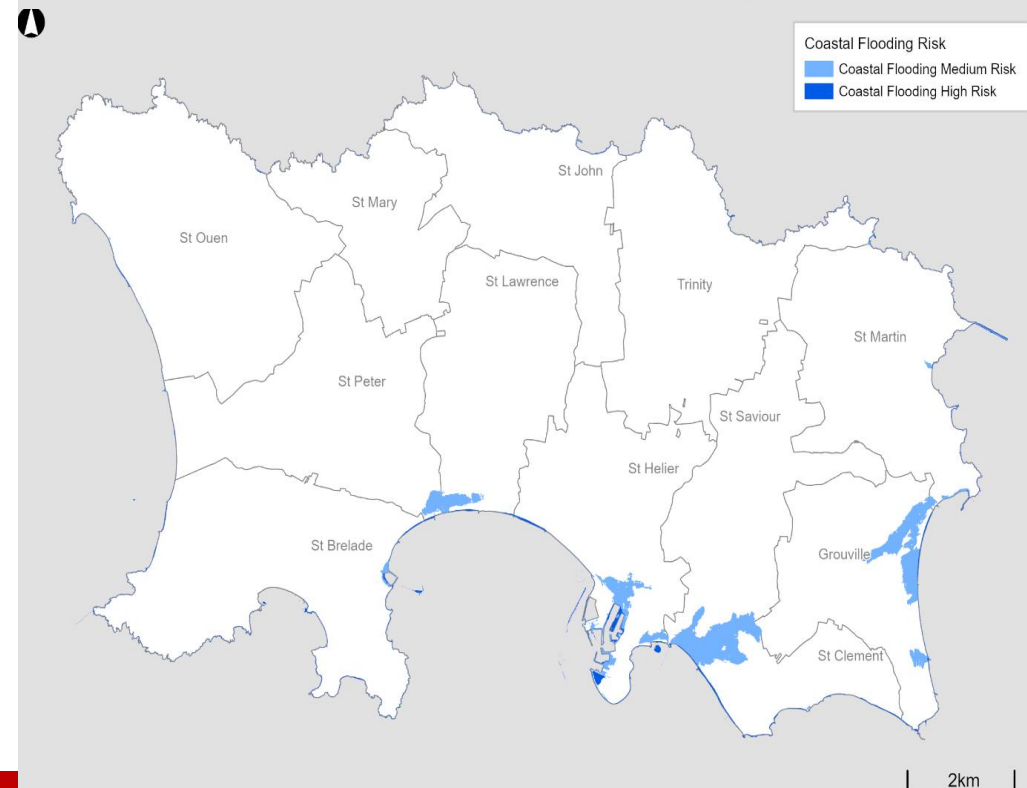
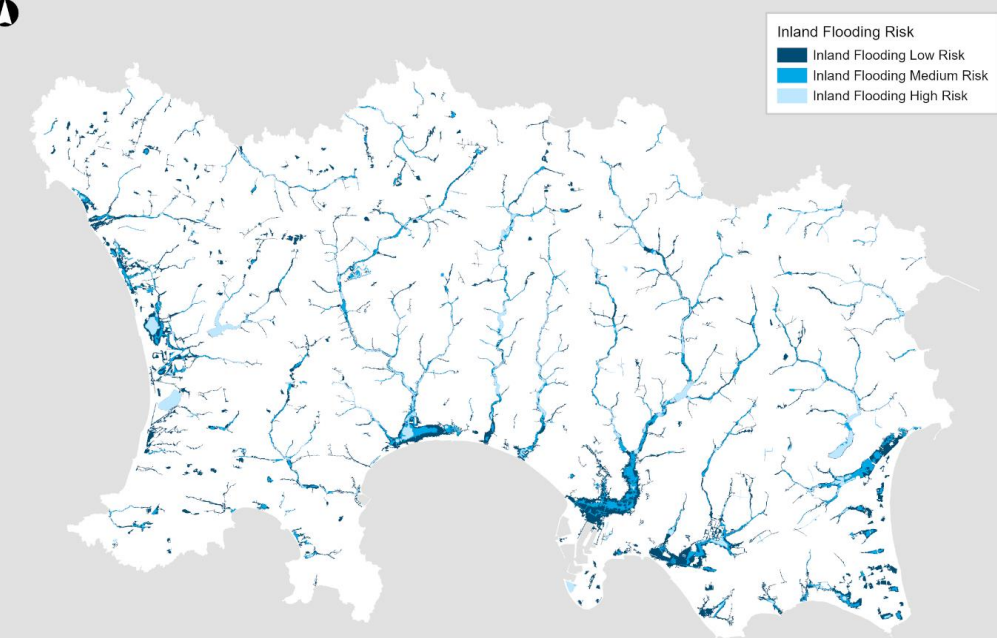
Rural areas: development suitability and planning approach				
Flood Risk Category	Essential Civil Infrastructure	Highly vulnerable	Less vulnerable	Water compatible
High	x	x	—	✓
Medium	—	—	✓	✓
Low	—	✓	✓	✓
No risk	✓	✓	✓	✓

Table WER4: Rural areas: development and suitability planning approach, Jersey Strategic Flood Risk Assessment, AECOM (2021)

Managing flood risk

Risk Category	Inland Flooding	Coastal Flooding
Little or No Risk	Annual probability of inland flooding is less than 0.1% AEP (1 in 1000-year probability).	-
Low Risk	Annual probability of 0.1% AEP (1 in 1000-year probability) inland flooding risk.	-
Medium Risk	Annual probability of 1% AEP (1 in 100-year probability) inland flooding risk.	Annual probability of 0.5% AEP (1 in 200-year probability plus a 2120-epoch for climate change) flood event.
High Risk	Annual probability of 3.3% AEP (1 in 30-year probability) inland flooding risk.	Annual probability of 0.5% AEP (1 in 200-year probability for the present-day) flood event.

Table WER1: flood risk categories, Jersey Strategic Flood Risk Assessment, AECOM (2021)





Policy WER2: Managing flood risk

- Coastal and inland flood risk
 - is development appropriate?
 - is development appropriate, subject to mitigation?
 - Is the location of the development justified?
 - Should the development be supported?
 - flood risk assessment required
- **Proposal: catchment flood management plan**
 - explore opportunities for strategic management of flood catchments



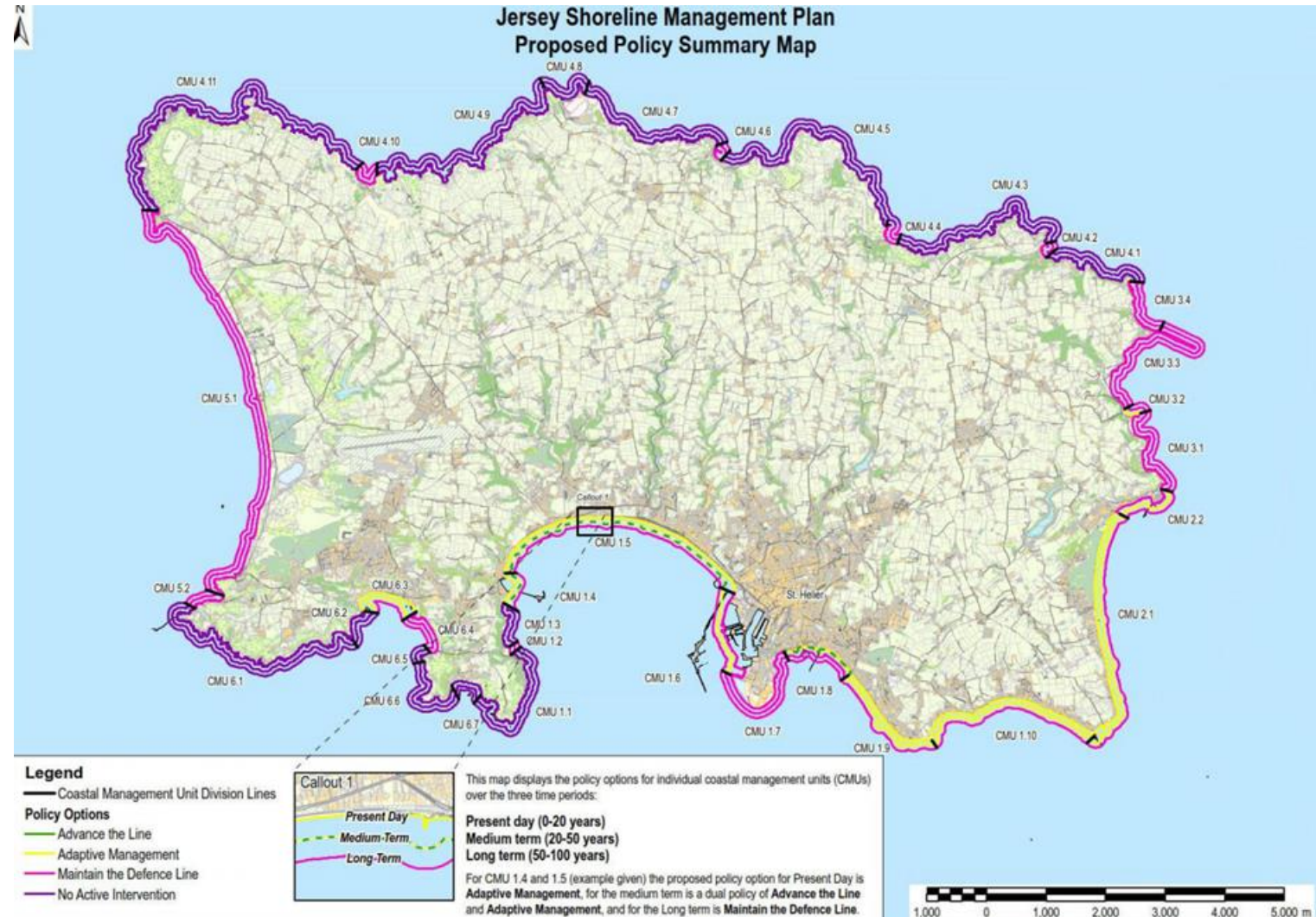
Policy WER3: Flood infrastructure

- Development in close proximity to coastal sea defence, designated watercourse or other flood defence **only supported** where:
 - appropriate and necessary
 - will not prevent effective operation, maintenance or extension of flood infrastructure
- Proposals for new flood infrastructure
 - consistent with the Shoreline Management Plan
 - are of an adequate specification to mitigate against flood risk
 - environmental impact must be acceptable
- **Proposal: coastline and watercourse buffers**
 - supplementary planning guidance to define and establish width of buffer strips

Policy WER4: land reclamation



- Land reclamation **only supported** where
 - provides an appropriate response to coastal flood risk
 - proven to be in the island's strategic interest
 - environmental impacts are outweighed by community benefit
 - environmental impacts are acceptable and mitigated and compensated as far as possible



Policy WER5: water pollution safeguard area



- development should not lead to unacceptable impact on aquatic environment and quality of water feeding into reservoirs



Policy WER6: surface water drainage



- Development required to incorporate sustainable drainage systems (SuDs) where it affects surface water flow involving
 - the reduction and management of surface water run-off as near to source as possible
 - the use of minimal areas of impermeable surfaces
 - surface water run-off being discharged as high up the hierarchy of drainage options as practicable; and
 - discharge rates being limited to pre-existing natural rates of run-off
- Exceptions for the use of SuDs will only be supported where:
 - they would be likely to cause significant land or water pollution
 - the site's ground conditions would preclude their use
 - the size of the site would prevent their use
 - they would cause damage to adjacent buildings or sites.

Policy WER7: foul sewerage



- Development required to adequately connect to mains public foul sewer
- Exceptionally development may be served by a packaged treatment plant offering full treatment, where it is demonstrated that:
 - the final effluent will meet adopted standards and conditions; and
 - adequate provision is made for future operation, monitoring / telemetry and maintenance throughout the life of the plant, supported by a planning obligation agreement, and meeting the terms and conditions of any required discharge permit.
- Some exceptions for small-scale forms of development, particularly where the existing system is performing well and has capacity

Minimising waste and environmental risk



Waste and water

Environmental risk

Minimising waste and environmental risk [1]



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WER9	New, extended or altered hazard installations				New policy framework to account for changes at risk sites
WER10	Aircraft noise zones				
WER11	Airport public safety zones				

Policy WER8: safety zones for hazardous installations



- Health and safety of the public will be the overriding consideration
- Safety zones defined on the proposals map
 - La Collette: COMAH, PADHI
 - all development within other zones assessed relative to nature of proposal and risk

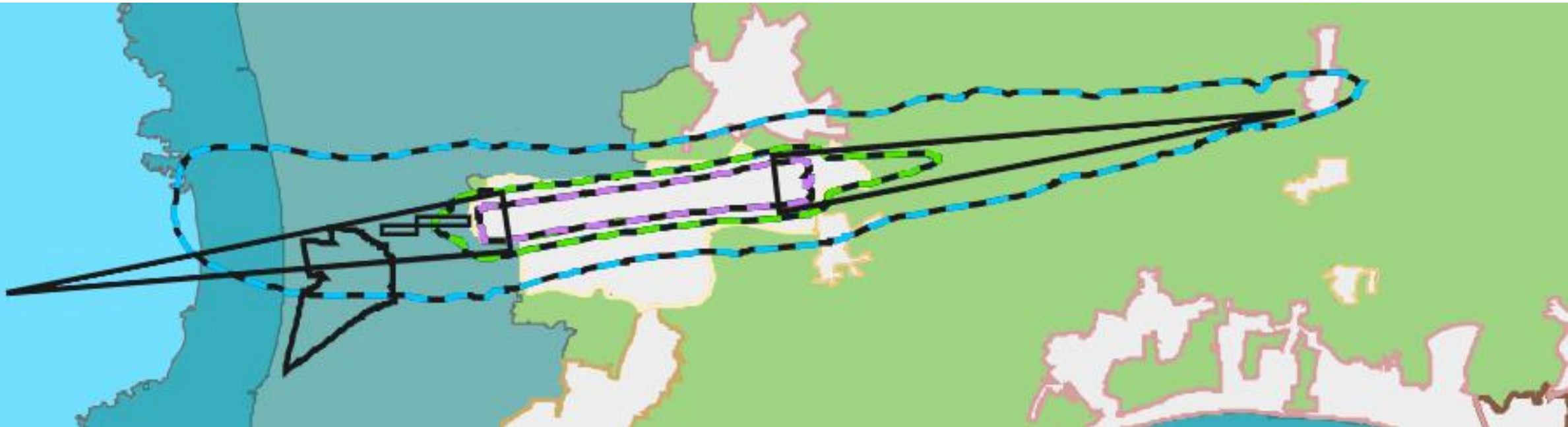
Policy WER9: new, extended or altered hazardous installations

- essential to meet a specific need
- best option relative to assessment of alternatives
- risk and environment impact assessed and acceptable or manageable

Policy WER10: aircraft noise zones



- in noise zone
 - **one**: airport operational development only
 - **two**: where no alternative options for development (eg extensions to existing property and development is protected from noise
 - **three**: development is protected from noise



Policy WER11: airport public safety zones



- in public safety zone
 - **one**: land uses with limited number of people
 - **two**: does not lead to increase in number of people living in or using development



Webinar covers...



Consultation

**Overview of
the draft plan**

**Waste and
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**How to
engage**



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