Minerals extraction and solid waste disposal

The minerals themed policies of the Island Plan are concerned with primary aggregates used in construction, including stone, principally in the form of crushed rock, sand and gravel. These are the only minerals which are actively worked in the island.

Jersey's primary and secondary (recycled or processed) aggregated industries are, however, linked. Of a total annual aggregates market of approximately 500,000 tonnes, recycled products account for nearly 40%. The future security of aggregates supply to the construction industry is, therefore, dependent upon the viability of both primary production at the island's quarries and secondary production at commercial recycling facilities. Recycling, in turn, is dynamically linked to the management of inert waste streams.

The plan seeks to protect the island's strategic reserves and production of aggregates through the designation of three mineral safeguarding areas: Ronez Quarry, La Gigoulande Quarry and Simon Sand and Gravel extraction site. Where appropriate, additional extraction will be supported but only where the benefits outweigh any environmental impacts: it is not envisaged that this will involve the opening up of any new sites.

In a similar vein, the Island Plan designates a small number of inert waste management or disposal sites which will be safeguarded through the policy regime from any new developments that may adversely affect the operation or capacity of those sites.

The restoration of sites, once operations have ceased, will also be guided by these policies.

Provision of minerals

The minerals policies of the 2011 Island Plan and its subsequent revision in 2014, were predicated upon the 2000-2020 Jersey Mineral Strategy[1] which provided a framework for the future provision of construction aggregates within the island. That strategy has now expired but the recently published Minerals, Waste and Water Study[2] identifies a need to maintain continued provision of aggregates and to safeguard un-worked mineral reserves, with a land-bank of at least ten years, in order to secure resilience of supply in the medium- to long-term.

The Minerals, Waste and Water Study (MWW Study) confirms that the ongoing security of aggregates supply to the island's construction industry depends on primary production at the island's quarries and secondary production at the various recycling facilities. It is important to consider minerals and inert waste management demands as an integrated system, in terms of making best use of available resources and meeting carbon neutrality and circular economy aspirations. It is due to the increased use of recycled aggregates that the previously anticipated rate of minerals extraction in the island has slowed which has, in turn extended the potential lifespan of the island's consented mineral reserves (quarries).

[1] 2000-2020 Jersey Mineral Strategy
[2] Minerals Waste and Water Study

The existence of on-island mineral sites, alongside the continued enhancement of secondary aggregate supply, is important to ensure that construction costs and costs to the environment are not unduly increased. Full reliance on the import of aggregates through the harbours is not considered to represent a secure or sustainable minerals supply route, and therefore, protecting - and in some cases extending - existing quarries is considered essential to safeguard medium- and long-term supplies.

If a non-mineral related development is allowed in an area of known resource, this can have an adverse impact on the availability of that resource. The designation of safeguarded minerals areas will ensure that viable resources, identified as being of value to our construction industry, are protected from development that may prejudice the winning of the mineral. Non-mineral related development may sterilise the mineral resource or hinder future extraction or processing.

The Minerals Waste and Water Study indicates that, at current extraction rates, the island has the following reserves, if no expansion of extraction sites is forthcoming:

Site / company	Recent average annual output	Basis of operation, permission etc.	Economically winnable reserves
Ronez Quarry	110,000t	Ref. 4/ 0 / 16, July 1965, (pre-dating current mineral planning framework)	300,000t; < 3years
Granite Products' La Gigoulande Quarry	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)

As illustrated, the consented reserves of rock, sand and gravel fall short of the requirements for a ten-year land-bank. Such a land-bank is considered to be vital to the island's construction industry owing to identified pressures arising from the on-going need for supplies of locally sourced primary aggregates to continue to support the community's development needs; to reduce dependency on more expensive and less sustainable import options.

Additional winnable reserves have been identified in both the crushed rock and sand and gravel sectors. These reserves which lie beyond, but adjacent to, the approved extraction sites would secure supply of primary aggregates well beyond the period covered by this Island Plan, as follows:

- Ronez Quarry: between 15 and 20 years
- La Gigoulande Quarry: over 30 years
- Simon Sand and Gravel: up to 10 years.

Ronez Quarry and La Gigoulande Quarry are both identified as being potentially acceptable for extension and the plan safeguards existing and future provision of both of them. A mineral safeguarding site provision covers Fields J31, J32, adjacent to Ronez Quarry; and Field MY966, adjacent to La Gigoulande Quarry, as shown on the proposals

[3] RC/2018/0816: extension of extraction at Simon Sand

map. A planning application[4] for an extension of Ronez Quarry into Fields J31 and J32 has been submitted and is to be determined. Winnable reserves have been identified in these areas which will secure on-island supply of primary aggregate for the next 20 to 30 years. Proposals for extended extraction at Ronez Quarry and La Gigoulande will only be supported where environmental and other impacts can be successfully limited or mitigated.

The Minerals, Waste and Water Study identified that an extension of Simon Sand Quarry would enable a continuation of local sand supply and proposed that the continued use and expansion of Simon Sand, as an integrated extraction, waste management and restoration site, would make best use of the available resource, while also planning for its long-term future as a naturalised landscape. When assessing the desirability of expanded extraction sites, a balance needs to be struck between economic and environmental policy objectives. The Jersey Mineral Strategy 2000-2020, which was reflected in the policies of the 2011 Island Plan (revised in 2014), envisaged the winding down of the Simon Sand and Gravel extraction site by 2018, having regard to its location within the context of a sensitive landscape setting which forms part of the Coastal National Park, with a progressive restoration of the dune landscape. Planning permissions have, subsequently, extended the consented period of extraction, within the boundaries of the existing operational quarry site, up to December 2023, with conditions requiring restoration by 2026, beyond which it was not envisaged that the facility would continue to operate as a result of exhausting the mineral reserve.

Having regard to the need and desirability to reduce dependency on more expensive and less sustainable import options it is considered appropriate to safeguard the remaining existing local reserves of sand, where they remain within the existing boundaries of the Simon Sand and Gravel Quarry site, to enable their potential extraction.

Any proposal for further extraction here will, however, be subject to a full environmental impact assessment as an integral part of a planning application, which would need to address all relevant issues, including the potential existence of land contamination and any hydrogeological implications of further extraction, along with the restoration of the site. Continued extraction will be conditional upon the provision of appropriate environmental mitigation measures and the agreement and commencement of a phased restoration plan for the whole quarry site, to be secured through a planning obligation agreement. Restoration, where it involves the importation of material onto the site, should be undertaken using clean, inert material from natural sources as far as possible and practicable.

The identification of safeguarded minerals areas in the Island Plan does not itself offer a presumption in favour of working beyond the consented mineral reserves, nor does it guarantee that there are minerals present of viable quantity or quality.

Proposals for prior extraction of minerals must demonstrate that full and appropriate landscape restoration, or other approved after-use, will not be precluded by the extraction.

[4] P/2016/0714: extension of Ronez Quarry

Policy MW1 – Provision of minerals

The following sites are designated as safeguarded mineral sites:

- Ronez Quarry (St John),
- La Gigoulande Quarry (St Peter/St Mary)
- Simon Sand and Gravel (St Brelade/St Peter)

The development of safeguarded mineral sites for purposes other than mineral extraction will not be supported except where:

1. it can be demonstrated that the development would not prevent or seriously hinder the future extraction of mineral reserves; or,
2. the development is in relation to an expected restoration of the site following expiry of consented reserves.

The plan makes provision to ensure a sustainable supply of minerals and proposals for the extension of safeguarded mineral sites will be supported at:

- Field J31 and J32, Ronez Quarry (St John),

Proposals for the extension of extraction beyond the boundaries of the existing safeguarded mineral sites; or the creation of any new mineral extraction sites will not be supported.

All proposals for extended mineral extraction sites must be accompanied by an environmental impact assessment and a comprehensive after-use site restoration plan. Restoration plans should demonstrate that the site will be restored, with a positive enhancement of both the site and the landscape or coastal character of the area, to an appropriate use within a reasonable timeframe, and provision for the long-term maintenance and management of the land. The implementation of such approved schemes will be secured through the use of planning conditions or planning obligation agreements.

A proposal for extensions to mineral extraction sites will only be supported where real-time air quality and dust monitoring systems are provided and operated within the guidelines set out by the Institute of Air Quality Management and the results of that monitoring is published online.

All proposals for extensions to mineral extraction sites must be accompanied by a dust and particulate matter impact assessment before planning permission may be granted.

Safeguarded inert waste management or disposal sites

The Government of Jersey landfill facility at La Collette is, currently, the only licensed terrestrial inert waste disposal site in the island. The facility is reaching the end of its operational life.

Inert waste is generally considered to comprise of material which is neither chemically nor biologically reactive and will not, and nor will its leachate, decompose. Whilst there is no clear definition of inert waste within Jersey law, it is generally accepted by producers, the waste industry, and the Government of Jersey that the following materials are considered to comprise of inert waste:

- concrete, blocks, bricks, tiles, ceramics and aggregates arising from construction, demolition and excavation activities;
- excavated clays and soil, sands and gravels, and stones and rock, excluding those from contaminated sites; and
- glass.

The Solid Waste Strategy[5] establishes the agenda for inert waste management up to the year 2030 and the objectives and targets therein are a material consideration for inert waste planning in the island. The Strategy sets the following recommended actions:

- continue to use the planning process to require developers to utilise recycled materials in projects;
- achieve proper control of waste through waste regulation, to minimise contamination and ensure that recycled materials meet construction industry requirements;
- recycle 90% of available glass through processing for recycled aggregate; and
- establish a new inert landfill site in the longer term, when required.

In order to optimise the recovery and recycling of materials and to minimise the volume of material being disposed of at La Collette during the plan period, it is important that the island's inert waste management and recycling sites are supported and safeguarded to maintain them and to enable their efficient operation.

With the exception of exempt activities, sites undertaking treatment, recovery or disposal of controlled wastes in Jersey are required to hold a valid waste management license. The facilities identified in the table below comprise the sites holding planning permission and valid licences in the island for the management of significant quantities of inert waste.

Site	Waste management licence	Operator
La Collette Land Reclamation Site	WML001	GHE Operations
Aggregates Recycling, La Collette	WML008	AAL Recycling Ltd
Broadlands Recycling Centre	WML011	WP Recycling Ltd
BPH Depot	WML039	Barette Plant Hire Ltd

Table MW2: Licenced inert waste management sites (as at March 2021)

The aggregates recycling facility at La Collette is currently operated by AAL Recycling Ltd, on behalf of Government of Jersey, as a contracted recycling partner. The facility is co-located with La Collette land reclamation site operated by the Government of Jersey and is treated as a single site.

Both La Collette reclamation site and La Gigoulande Quarry[6] benefit from planning permission for the management and disposal of inert waste. The life expectancy of La Collette as a waste disposal site has the potential to be increased if more waste can be reprocessed as secondary aggregate. Depending on the nature of reprocessing that could take place at La Collette, further planning permission for the site could be required. This may include reprocessing of existing fill material.

[5] Solid Waste Strategy (2005)
[6] P/2012/0121: La Gigoulande Quarry

However, until such a time that firm plans are in place to extend the life of La Collette, it is expected that, once it has reached capacity for accepting waste for disposal, La Gigoulande Quarry will become the island's prime disposal route for inert waste. For this reason, both sites are safeguarded, by designation on the proposals map, for the management and disposal of inert waste.
The Broadlands Recycling Centre and the Barette Plant Hire site both play an important role in the treatment of inert waste to produce useful secondary aggregates for use in the construction industry. In doing so, they make a significant contribution to the island's efforts in reducing the amount of waste being sent to landfill and are, accordingly, designated as safeguarded inert waste management or disposal sites; for the management and treatment of waste only.

Policy MW2 – Safeguarded inert waste management or disposal sites
The following sites are designated on the proposals map as inert waste management or disposal sites:

- La Collette – management and disposal
- La Gigoulande Quarry– management and disposal
- Broadlands, Le Mont Fallu, St Peter – management only
- Barette Plant Hire, La Route de Beaumont, St Peter – management only

In order to optimise the recovery and recycling of materials and to minimise the volume of material being disposed proposals for development not directly related to inert waste management, disposal or site restoration within an inert waste management or disposal safeguarding site (IWMDS) will not be supported unless it can be proven that:

i. the development would not prevent or seriously hinder the future use of the site for those purposes; or
ii. there is sufficient capacity to meet the waste operation on a suitable alternative established waste management facility, and that the redevelopment of the site would lead to environmental and community benefits.

New, extended and existing waste management sites

Given the quantity of waste produced in Jersey, it is essential that sufficient waste management facilities are available to support the Solid Waste Strategy's aims, including the proper control of waste through waste regulation, easing the pressure on the island's landfill capacity and incineration, the minimisation of contamination and taking measures to ensure that recycled materials meet construction industry requirements. In particular, support will be given to development that will:

- assist in reducing the quantity of waste presently generated;
- increase the reuse and recycling of waste; and
- reduce the level of waste that goes to landfill.

As recycling technologies improve and the amount of recoverable materials from the waste stream increases, the nature of operations carried out on waste management sites may change over the Plan period. The island has only limited sites available for waste management activities, much of which is situated within the La Collette Waste Park area

and on smaller private sites. The waste system in Jersey remains dependent upon private operators for the collection and sorting of waste, which helps to support high standards of processing and recycling of waste in the island.

The Island Plan, therefore, seeks to resist the loss of existing approved waste management sites (with a waste management licence), and will support the establishment of new, or the extension of existing waste management sites, where a proven need has been identified and where this can be achieved without unacceptable impact upon the environment.

The co-location of complementary waste management facilities and activities on one site can provide environmental benefits through the reduction of overall traffic volumes and by enabling flexible integrated facilities to be developed. The plan is, therefore, supportive of some intensified or extended use of existing facilities where the site is capable of withstanding the growth and where it will provide integrated waste management practices in accordance with the waste hierarchy, thus reducing the need for additional sites in new locations across the island.

By virtue of the nature of their use, the operation of a waste management site will have environmental implications related to traffic generation, emissions, visual impact upon landscape or seascape character, and the general amenity of the locality. Careful consideration of all of these issues, relative to the site context, is required to determine the acceptability of new or extended facilities.

Such operations are best co-located with existing waste management facilities where there will be clear operational, transport cost and environmental benefits. Where this is not possible, new permanent waste management facilities should be directed towards sites with the following characteristics:

- suitable former waste management sites;
- existing operational quarries, as appropriate;
- previous or existing industrial land use;
- a port area of a character appropriate to the development;
- suitable redundant agricultural buildings; or
- other suitable derelict / previously developed land.

Proposals for new or extended waste management facilities may require an environmental impact assessment[7] to be undertaken and will be expected to be accompanied by comprehensive after use site restoration plans.

[7] Planning and Building (Environmental Impact) (Jersey) Order (2006)

Policy MW3 – New, extended and existing waste management sites

Development proposals that would lead to the loss of an established waste management facility (i.e. a facility with planning permission and having previously been granted a waste management licence), will not be supported unless it can be proven that the there is sufficient capacity to meet the waste operation on a suitable alternative established waste management facility, and that the redevelopment of the site would lead to environmental and community benefits.

Proposals for new or extended waste management sites will be supported where they:

1. are required to meet a proven need which cannot otherwise be met from existing waste management facilities;
2. support the waste hierarchy' set out in the Solid Waste Strategy and represent the best practicable environmental option for the waste stream(s) they will serve; and
3. would not inhibit or prevent the development of more sustainable waste management options.

The development of new waste management facilities on previously undeveloped land outside the built-up area will only be supported in the most exceptional circumstances, where there is a demonstrable strategic need for the facility; the site is suitably accessible; and it has been proven that no other more suitable alternative sites are available.

The development of new waste management sites in the Coastal National Park will not be supported.

All proposals for new or extended waste management sites must be accompanied by a comprehensive after-use site restoration plan. Restoration plans should demonstrate that the site will be restored with a positive enhancement of both the site and the landscape or coastal character of the area to an appropriate use within a reasonable timeframe and include provision for the long-term maintenance and management of the land. The implementation of such approved schemes will be secured through the use of planning conditions or planning obligation agreements.