

# STATES OF JERSEY



## ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – ONE HUNDRED AND FIRST AMENDMENT WER4 – LAND RECLAMATION

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Lodged au Greffe on 28th February 2022  
by the Minister for the Environment

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STATES GREFFE

ISLAND PLAN 2022-25: (P.36/2021) – ONE HUNDRED AND FIRST  
AMENDMENT

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After the words “the draft Island Plan 2022-25” insert the words “, except that –

in Policy WER4 – Land Reclamation, for the penultimate paragraph substitute the following paragraph “The fill material for land reclamation schemes, other than for engineering elements, will comprise inert waste derived material that cannot economically be processed to meet an engineering material specification and that meets the structural and environmental protection standards required for the scheme”.

THE MINISTER FOR THE ENVIRONMENT

**Note:** After this amendment, the proposition would read as follows –

**THE STATES are asked to decide whether they are of opinion –**

to approve, in accordance with Article 3(1) of the Planning and Building (Jersey) Law 2002, as amended by the Covid-19 (Island Plan) (Jersey) Regulations 2021, the draft Island Plan 2022-25, **except that –**

**in Policy WER4 – Land Reclamation, for the penultimate paragraph substitute the following paragraph “The fill material for land reclamation schemes, other than for engineering elements, will comprise inert waste derived material that cannot economically be processed to meet an engineering material specification and that meets the structural and environmental protection standards required for the scheme”.**

## REPORT

The Minister has considered the need to amend Policy WER – Land Reclamation, to improve clarity and interpretation that all land reclamation activity must be undertaken to meet both structural and environmental standards, following a representation raised by the Infrastructure Housing and Environment (Operations and Transport) team during the consultation phase of the draft Bridging Island Plan, in Spring 2021.

The Minister considered this representation in [Part 4 of the Minister's post-consultation response](#), where it was concluded that IHE's proposed wording change should be accepted, being subsequently expressed within [Part 6 of the Minister's post-consultation response \(Minister's proposed modifications\)](#) as a minor modification. The inspectors, in their report have considered these modifications, and recommend their inclusion in accordance with [recommendation 60](#).

As a result of this amendment, the policy will read as follows:

### **Policy WER4 – Land reclamation**

Proposals for further land reclamation sites will be supported where:

1. it can be demonstrated that they provide an appropriate response to protect the island from future coastal flood risks associated with climate change, in accordance with the Shoreline Management Plan; or,
2. it is proven to be in the island's strategic interest, in the absence of suitable alternative options, and where the development will not unduly hinder the implementation of schemes required to protect the island from future coastal flood risks associated with climate change.

In all cases, it must be proven that:

- a. the development will lead to significant and long-term benefits to the community, and these benefits are deemed to sufficiently outweigh any environmental impact that will arise as a result of the development; and,
- b. the anticipated environmental impact of the development will be acceptable, with anticipated effects mitigated as far as possible, and appropriately compensated for.

~~The fill material for land reclamation schemes, other than where it is required for engineering purposes, will be restricted to inert residual materials that have been subject to a recovery process and from which no further value can be recovered.~~

The fill material for land reclamation schemes, other than for engineering elements, will comprise inert waste derived material that cannot economically be processed to meet an engineering material specification and that meets the structural and environmental protection standards required for the scheme.

Restoration schemes, setting out the wider potential community benefits of land reclamation, should be submitted with the development proposals and included in the associated environmental impact assessments. These should demonstrate that the site will deliver appropriate uses which respond to community needs within a reasonable timeframe.

### **Financial and manpower implications**

There are no direct financial and manpower implications as a result of this amendment.

**Child Rights Impact Assessment implications**

This amendment has been assessed in relation to the Bridging Island Plan CRIA and will not lead to any impact upon children's' rights.