

## Jersey Island Plan 2002 – Assessment of Proposed Energy from Waste Facility against all Planning Policies

*General Policies*

<b>Policy</b>	<b>Policy</b>	<b>Applicable?</b>	<b>Comments / Design mitigation to achieve compliance</b>
G1	Sustainable Development	<b>Yes</b>	The purpose of this facility is to provide an upgraded energy from waste facility in accordance with the Waste Strategy and to replace the existing incinerator at Bellozanne. The location at La Collette would minimise environmental impact and the design would aim to minimise nuisance.
G2	General Development Considerations	<b>Yes</b>	The Environmental Impact Assessment demonstrates compliance with General Development principles through site specific investigations. Site pollution control would be implemented via the site licencing procedure and the on site Working Plan.
G3	Quality of Design	<b>Yes</b>	Incorporated within the Environmental Impact Statement. See also G4.
G4	Design Statements	<b>Yes</b>	A Design Statement may be requested to accompany planning applications at the discretion of the Planning & Environment Department. Certain types of proposals will however always require a statement including those developments involving a building more than 5 storeys high. The Energy from Waste would be higher than a 5 storey building. Notwithstanding the above, the Minister is keen to see Design Statements for most applications. To that end, Design Statements will be required for any development comprising more than 100m <sup>2</sup> of new building (gross internal area (GIA)).
G5	Environmental Impact Assessment	<b>Yes</b>	An Environmental Impact Assessment has been carried out and an Environmental Impact Statement is submitted with the planning application.
G6	Transport Assessments	<b>Yes</b>	Included within the Environmental Impact Statement due to potential impacts of traffic movements to and from the proposed site.
G7	Control of Unauthorised Development	No	The application is in accordance with the formal planning application process. The Client (TTSD) is intending to obtain outline planning permission prior to awarding the contract to the preferred bidder thereby removing any possibility of construction proceeding without planning approval
G8	Access for All	<b>Yes</b>	No public access to Energy from Waste plant and Bulky Waste Facility. Planning application does include infrastructure improvements to adoptable highway and also to the coastal path. The design would also include an amenity walkway on the seaward side of the screening mound as an additional public amenity feature.
G9	Designing Out Crime	<b>Yes</b>	The site would be surrounded by secure fencing.
G10	Planning Obligations	<b>Yes</b>	Road infrastructure is being incorporated into the design. This would be to an adoptable standard.
G11	Sites of Special Interest	<b>Yes</b>	Site investigations and consultations indicate that the site would not directly affect any Sites of Special Interest. The South East Coast of Jersey Ramsar Site would not be directly affected by the proposed facility. Discharge of cooling water to the sea would be within the existing discharge consent conditions.

<b>Policy</b>	<b>Policy</b>	<b>Applicable?</b>	<b>Comments / Design mitigation to achieve compliance</b>
G12	Archaeological Resources	<b>Yes</b>	Consultations indicate that no sites of archaeological interest would be directly affected
G13	Buildings and Places of Architectural and Historic Interest	<b>Yes</b>	Indirect visual impact from Elizabeth Castle would be mitigated by design of the facility building and landscape bunding
G14	Protection of Trees	No	No trees would be felled at the site
G15	Replacement Buildings	No	No buildings are to be replaced at the site
G16	Demolition of Buildings	No	No buildings are to be demolished at the site
G17	Contaminated Land	<b>Yes</b>	A watching brief during excavations would be implemented.
G18	Signs and Advertisements	<b>Yes</b>	The facility would have an external site noticeboard as specified within the Working Plan. Signage would be controlled via a planning condition
G19	Satellite Antennae	<b>Yes</b>	Applications for the installation of satellite dishes will be judged on their merits, having particular regard to: <ol style="list-style-type: none"> <li>1. the nature of the building and its surroundings;</li> <li>2. the type, size and colour of the equipment in relation to its background; and</li> <li>3. whether the building is a Site of Special Interest, a Building of Local Importance or within a Conservation Area.</li> </ol>
G20	Light Pollution	<b>Yes</b>	The site would be lit however this is in context of the industrial area at La Collette. The facility would be partially screened from Havre Des Pas by landscape bunding / mounding

*Countryside*

<b>Policy</b>	<b>Policy</b>	<b>Applicable?</b>	<b>Comments / Design mitigation to achieve compliance</b>
C1	Sustainability and Stewardship of the Countryside	No	La Collette falls within the Built Up Area boundary as shown on Jersey Island Plan 2002 Town Proposals Map and not the countryside.
C2	Countryside Character	Yes	La Collette falls within the Character Area G3 St Aubins Bay however the proposed development is in context of the industrial use of La Collette reclamation area
C3	Biodiversity	Yes	The facility would have minimal impact on biodiversity or the coastal Ramsar site. Site investigations revealed no biodiversity interest on the site and the drainage at the facility is designed to prevent pollution to the Ramsar site. Pollution control measures are specified within the Environmental Impact Statement and would be incorporated within the Working Plan. Discharge of cooling water to the sea would be within the existing discharge consent conditions.
C4	Zone of Outstanding Character	No	Site is not within this zone
C5	Green Zone	No	Site is not within this zone
C6	Countryside Zone	No	Site is not within this zone
C7	St. Ouen's Bay Planning Framework	No	Site is not within the St. Ouen Bay area
C8	Landscape Management Strategy	No	See policies C4, C5 and C6
C9	Trees and Woodlands	No	None of these present at the site
C10	Walls, Fosses, Banques and Hedgerows	No	None of these present at the site
C11	Countryside Access and Awareness	No	Not in the countryside
C12	Tourism and Recreation Support Facilities in the Countryside	No	Not applicable as facility is in Built Up Area Zone and not the Countryside Zone
C13	Safeguarding Farmland	No	Site is not farmland
C14	Stewardship in Agriculture	No	Ditto
C15	Diversification of Agriculture	No	Ditto
C16	New Agricultural Buildings and Extensions	No	Ditto
C17	New Dwellings for Agricultural Workers	No	Ditto
C18	Change of Use and/or Conversion of Traditional Farm Buildings	No	Ditto
C19	Change of Use and/or Conversion of Modern Farm Buildings	No	Ditto

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
C20	Redundant Glasshouses	No	Not applicable

***Built Environment***

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
BE1	St. Helier Urban Character Appraisal	Yes	La Collette is not within the urban townscape of St. Helier town but it is within the built up area boundary as defined by the Town Proposals Map. The proposed facility is within context of the La Collette reclamation area which has industrial / commercial sites.
BE2	Proposals in the Town of St. Helier	Yes	As above
BE3	Town Centre Vitality	No	Not within the Town Centre Area of St. Helier
BE4	Waterfront Development Area	No	Not within the Waterfront Development Area
BE5	Tall Buildings	Yes	The proposed Energy from Waste facility would be a tall building however it would be in context of the La Collette reclamation area. The height is estimated at 35m. The building would be partially screened by landscape bunding.
BE6	Action Areas	No	Just outside of Havre des Pas Action Area
BE7	Settlement Plans	No	Not within a settlement plan area
BE8	Important Open Space	No	Not open space in the context of the policy which refers to green spaces. Not within defined Open Space Area. The nearest Defined Open Space is La Collette Gardens
BE9	Conservation Areas	No	La Collette reclamation area is not within a Conservation Area
BE10	Green Backdrop Zone	No	Not within Green Backdrop Zone
BE11	Shoreline Zone	No	Not within the shoreline zone
BE12	Percent for Art	No	Site not suitable as a general access area for public recreation.
BE13	Frontage Parking	No	Not applicable
BE14	Street Furniture and Materials	No	No street furniture associated with facility other than signing - See G18

*Marine Environment*

<b>Policy</b>	<b>Policy</b>	<b>Applicable?</b>	<b>Comments / Design mitigation to achieve compliance</b>
M1	Marine Protection Zone	<b>Yes</b>	The proposed Energy from Waste facility is not within the inter-tidal or Marine Protection Zone. See comments in C3. It will however discharge to the Marine Protection Zone under an existing Trade Effluent consent
M2	Coastal Zone Management Strategy	No	This policy refers to the development of a strategy.
M3	Marine Biodiversity	<b>Yes</b>	A coastal Ramsar site lies to the south and east of La Collette reclamation area. The designed drainage systems and pollution control measures are specified within the Environmental Impact Statement. See comments in C3
M4	Shoreline Management	No	Policy refers to the development of a Shoreline Management Plan.
M5	Fishing and Fish Farming	No	Facility not relevant to fishing or its support industry.
M6	Marine Sites of Special Interest	<b>Yes</b>	Policy refers to South East Coast Ramsar site. This policy is dealt with under the provisions of Policy G11. Also see comments on Policy M3 and C3

*Housing*

<b>Policy</b>	<b>Policy</b>	<b>Applicable?</b>	<b>Comments / Design mitigation to achieve compliance</b>
H1-H14	Housing Policies	No	None

*Social and Community*

<b>Policy</b>	<b>Policy</b>	<b>Applicable?</b>	<b>Comments / Design mitigation to achieve compliance</b>
SC1-SC11	Social and Healthcare policies	No	None

*Industry and Commerce*

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
IC1	Provision of Office Accommodation	No	Not applicable.
IC2	Offices in St. Helier Town Centre	No	Ditto
IC3	Offices Outside of St. Helier Town Centre	No	Ditto. This facility is not designed to provide office provision.
IC4	Conversion of Upper Floors of Commercial Buildings for Office Accommodation	No	Not applicable.
IC5	Other Small Scale Office Developments	No	Not applicable
IC6	Businesses Run from Home	No	Not applicable
IC7	Provision of Industrial Land	Yes	Land comprising 21 acres/47 vergées designated at La Collette 2 for industry, storage and warehousing. Site footprint falls partially within Site Proposed for Industry
IC8	Protection of Existing Industrial Sites	No	Proposed facility does not fall within designated existing industrial sites or within the area of La Collette 1.
IC9	Proposals for New Industrial Buildings	Yes	The proposed facility is designed to be in accordance with this policy. Pollution and nuisance control measures are specified in the Environmental Impact Statement. Traffic impact is assessed in the Environmental Impact Statement.
IC10	Relocation of Bad Neighbour Uses	Yes	The existing facility at Bellozanne is currently not meeting environmental air quality standards and traffic congestion is causing a nuisance to local residents. A Health Impact Assessment will be carried out as part of the planning process in order to consider community effects.
IC11	Extensions or Alterations to Existing Industrial Buildings	No	Works within the Jersey Electricity Company power station are not included within this planning application as they classed as exempt works under the Island Planning (Exempt Operations) (Jersey) Regulations 2002.
IC12	New Industrial Development in the Countryside	No	Ditto
IC13	Protection and Promotion of St. Helier for Shopping	No	Ditto
IC14	Protection and Promotion of Local Shopping Centres	No	Ditto
IC15	Development of Local Shops	No	Ditto
IC16	Development of Evening Economy Uses	No	Ditto

<b>Policy</b>	<b>Policy</b>	<b>Applicable?</b>	<b>Comments / Design mitigation to achieve compliance</b>
IC17	Food Retailing Proposals	No	Ditto
IC18	Retail Warehouses	No	Not a retailing facility
IC19	Retailing within Industrial Sites	No	Ditto
IC20	Retail Development Outside the Built-up Area	No	Ditto
IC21	Take-away Food Outlets	No	Not applicable
IC22	Beach Kiosks	No	Ditto

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*Tourism and Recreation*

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
TR1	Development of New Tourist Accommodation	No	Not applicable
TR2	Tourist Destination Areas	No	Havre Des Pas is listed as A Tourist Destination Area. Potential nuisance from the site to Havre Des Pas is covered under General Development Policies.
TR3	New or Extended Tourism and Cultural Attractions	No	Not applicable
TR4	Protection of Recreational and Cultural Resources	No	There would be no loss of recreational or cultural facilities due to the proposed facility.
TR5	Development of Recreation Resources	No	This policy is aimed more at sporting facilities and is therefore not applicable to the proposed facility.
TR6	Land for Recreation	<b>Yes</b>	The site of the proposed Energy fromWaste is in the main on land identified within the Island Plan as Land for Recreation. This proposal is addressed at Policy TR6 of the Plan which identifies the site as being part of a larger area that had the potential to provide new recreation facilities. In particular through the approved planning framework for La Collette 2 this larger area was seen as providing the opportunity for a major landscaped feature and public open space along with access to water at all states of the tide and facilities for small leisure craft.

*Travel and Transport*

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
TT1	Strategic Travel Policy	<b>Yes</b>	A transport assessment is included as part of the Environmental Impact Statement. Junction improvements would be required and form part of the transport assessment. Infrastructure improvements would be to adoptable standard.
TT2	Travel Awareness Campaign	No	Refers to a campaign to alter public modes of travel to reduce congestion. The facility would not affect the campaign.
TT3	Island Route Network	No	Facility does not affect designation of island route network.
TT4	Protection of the Footpath and Cycle Network	<b>Yes</b>	Existing footpath or cycle routes would not be adversely be affected by the proposed facility. See TT10.
TT5	Primary Route Traffic Studies	<b>Yes</b>	Refers to traffic studies for the junction of Commercial Buildings and the A17 and new road construction to facilitate the flow of traffic and improve access at Mount Bingham both close to La Collette. See comments in TT1.
TT6	Improvement Lines	No	None of the access points to La Collette are designated as improvement lines.
TT7	Town Centre Movement Strategy	No	Not applicable
TT8	Pedestrian Improvement Areas	No	Ditto



<b>Policy</b>	<b>Policy</b>	<b>Applicable?</b>	<b>Comments / Design mitigation to achieve compliance</b>
TT9	Walking Strategy	No	Ditto
TT10	Cycle Network	Yes	An existing cycle path runs along side the Jersey Electricity Company power station. A cycle lane is being incorporated within the adoptable highway infrastructure improvements within La Collette. The footpath around the perimeter of La Collette as part of the landscaping / recreation proposals would include a cycle lane.
TT11	Cycle Facilities	No	This policy refers to cycle lock up facilities etc. where members of the public have access. There would be no public access to the Energy from Waste facility by cycle due to safety issues of vehicles delivering waste to the facility
TT12	Safe Routes to Schools	No	See comments in TT1
TT13	Public Transport Services	No	Not applicable – unlikely that the Energy from Waste development would generate the need for a bus route, however in the longer term it is probable that future development of the reclamation area would generate sufficient need.
TT14	Bus Priority Corridor	No	Ditto
TT15	Facilities for Bus Passengers	No	Ditto
TT16	Community Transport	No	Ditto
TT17	Transport Centre	No	Ditto
TT18	Relocation of Bus Depots	No	Connex operate a bus depot at La Collette. Access to the depot would not be adversely affected by the proposed Energy from Waste plant. Junction improvements would improve access to the Connex depot.
TT19	Accessibility Audits	Yes	Junction improvements and new highway layout are included as part of the submission. Infrastructure improvements would be to adoptable standards and in line with current guidance for the mobility impaired.
TT20	Shopmobility Centre	No	Not applicable
TT21	Reducing Traffic Pollution	Yes	See comments for TT1. The potential impact of traffic generated by the facility and its impact is assessed in the Environmental Impact Statement
TT22	Travel Plans	No	Travel Plans are required for major developments where the floor area of an industrial building is greater than 5,000 metres squared. Assuming a wall thickness of 200mm the floor area of the BW and Energy from Waste combined is 4947 metres squared and the proposal does not need a Travel Plan.
TT23	Traffic Calming and Road Safety in Urban Areas	No	Not applicable
TT24	Road Safety in Rural Communities	No	Ditto
TT25	Parking Strategy	No	Not a parking facility therefore not applicable
TT26	Parking Guidelines	Yes	The parking standards are based on areas as defined by a map that does not show any of La Collette 2, however, the worst case scenario would be 1 space per managerial staff with 1 space

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
			for every 2 other members of staff plus 10% visitor parking
TT27	Provision of Public Parking Space	No	Ditto
TT28	Private Car Parks	No	Ditto
TT29	Parking for the Disabled	<b>Yes</b>	A disabled parking space will be provided.
TT30	Commuted Payment in Lieu of Parking	No	Not applicable the development meets TT26
TT31	Proposals for New Car Parks outside St. Helier	No	Not a car park
TT32	Operational Development at Jersey Airport	No	Not applicable
TT33	Aircraft Noise Zones	No	Ditto
TT34	Airport Public Safety Zone	No	Ditto
TT35	Jersey Harbour Operational Area	No	Not within the Jersey Harbour Area but see policy TT36
TT36	St. Helier Waterfront, Harbour and La Collette Related Traffic	<b>Yes</b>	Not within the Jersey Harbour Operational Area. A traffic assessment has been carried out for the proposed waste facilities arising out of the Waste Strategy including the use of La Collette. This is presented within the Environmental Impact Statement.

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*Natural Resources and Utilities*

Policy	Policy	Applicable?	Comments / Design mitigation to achieve compliance
NR1	Protection of Water Resources	<b>Yes</b>	This includes coastal waters surrounding La Collette. Engineered drainage systems and pollution control measures would be incorporated into the design of the facility. These are outlined in the Environmental Impact Statement.
NR2	Foul Sewerage Facilities	<b>Yes</b>	This proposed facility would use the foul sewerage network served by Bellozanne. Discharge to foul sewer would be controlled by Trade Effluent Consent.
NR3	Water Conservation	<b>Yes</b>	Development proposals will be encouraged to incorporate water conservation and management measures to conserve the Island's water resources. The feasibility of utilising clean roof water will be considered during the detailed design stage
NR4	Renewable Energy Proposals	No	This facility is a renewable energy scheme. It is re use of a disposed waste. There are wider implications but these are captured in the EIS.
NR5	Energy Efficiency	<b>Yes</b>	The building would not be heated. Only the control room would possibly have heating provided.
NR6	New or Extended Mineral Workings	No	Not applicable
NR7	Use of Planning Conditions on Mineral Workings	No	Ditto
NR8	Use of Legal Agreements	No	Ditto
NR9	Secondary Aggregates	No	Not applicable. This scheme does not produce secondary aggregates. However the scheme does produce a cut volume of approximately 1,500 cubic metres and a need for approximately 30,000 cubic metres of landscaping fill that could be provided by the disposal of inert waste from the nearby aggregate recycling operations.
NR10	New Off-Loading Facilities for Imported Aggregates	No	Not applicable
NR11	Utilities	No	This scheme is not a new facility for a utility company.
NR12	Telecommunications Masts	No	Not applicable. This facility would not have a telecommunications mast.
NR13	Safety Zones for Hazardous Installations	<b>Yes</b>	Site falls within the safety zone for the La Collette fuel farm (consortium made up Jersey Gas, Shell, Total and Esso Mobil). Consultations have been carried out with the Health & Safety Officer, Fire Chief, the Emergency Planning Officer and the Port Energy Group for a Major Hazard Assessment.

*Waste Management*

<b>Policy</b>	<b>Policy</b>	<b>Applicable?</b>	<b>Comments / Design mitigation to achieve compliance</b>
WM1	Waste Minimisation and Recycling	<b>Yes</b>	This facility arises out of the Solid Waste Strategy (2005) – Changing the way we look at waste. This facility is an energy recovery facility from waste and therefore is in compliance with the policy.
WM2	Construction and Demolition Wastes Plan	<b>Yes</b>	No buildings would be demolished in order to construct this facility. There would be some inert waste from excavations for foundations which either would be reused on site or deposited in the La Collette Phase reclamation area. This development would not generate a significant amount of waste and would not therefore require a Waste Management Plan as specified by the policy.
WM3	New and Expanded Waste Management Facilities	<b>Yes</b>	This proposed new waste management facility is submitted for planning approval and is accompanied by a full Environmental Impact Statement in accordance with policy G5. Potential impact from pollution and nuisance is assessed within the Environmental Impact Statement and the design would incorporate measures to mitigate these. Design measures and Operational practices would be specified within the Site Working Plan in accordance with the site Licence Conditions.
WM4	Safeguarded Waste Site	<b>Yes</b>	This refers to Bellozanne as a safeguarded site for redevelopment of the incinerator however the favoured option for the site is La Collette Phase 2 Reclamation.
WM5	Land Reclamation and Landfill Sites	No	Policy refers to landfill at La Gigoulande Quarry and to landfill reclamation sites elsewhere on Jersey (other than La Gigoulande and La Collette). La Collette is still referred to as a potential landfill area and although not specifically identified for ash disposal the policy seems to leave the option available.
WM6	Restoration of Land Reclamation and Landfill Sites	<b>Yes</b>	This facility is not a new land reclamation or landfill site. The proposed facility would include proposed landscaping plans for the La Collette area