

STATES OF JERSEY



LA COLLETTE WASTE MANAGEMENT SITE – DEVELOPMENT PLAN (P.17/2023): SECOND AMENDMENT (P.17/2023 AMD.(2)) – AMENDMENT – COMMENTS

**Presented to the States on 13th July 2023
by the Minister for Infrastructure**

STATES GREFFE

COMMENTS

Introduction

Deputy Curtis lodged an amendment on 11 July 2023 to the second amendment to P.17/2023 lodged by the Minister for Infrastructure ([P.17/2023 Amd. 2](#)) on 4 July 2023.

Detail

Sources of Hazardous Waste

Deputy Curtis is proposing to amend part (a)(ii) of the amended proposition as follows:

- (ii) the formation of the ‘East Headland’ and ‘South Headland’ by deposition of hazardous waste in cells to a maximum height, including capping, restoration soils, and landscaping, of no more than 4.5 metres above the current maximum height of the East Headland, **provided the waste is essential or arising from small scale works;**

This amendment seeks to introduce additional controls, above and beyond the Island Plan, on development that will generate hazardous waste. **This part of the amendment is not accepted for the reasons set out below.**

Waste generation from future development is and should be controlled through the planning process and any application for any development should present sound rationale in the context of the Island Plan. The Island Plan itself is intended to shape development in response to the island’s needs. Therefore, the controls to ensure development is ‘essential’ are effectively already in place. A strengthening of the planning process around waste minimisation, as proposed by the Minister, will ensure the longest possible life of La Collette.

Stricter controls on development are not so much an issue for Infrastructure and Solid Waste but will have a much wider impact and possibly hinder the delivery of the Common Strategic Policy. In particular, ‘Housing and Cost of Living’ by restricting the development of homes on the Waterfront and ‘Economy & Skills’ by restricting the development of high-quality office space and other commercial developments on the Waterfront.

It should be noted that under Policy EO1 of the Island Plan, development of office space around the International Finance Centre is ‘encouraged’.

Temporary South and West Headlands

Deputy Curtis is proposing to amend part (a)(iii) and (a)(iv) of the amendment 2 as follows:

- (iii) the **initial** formation of the south headland and west headland by deposition of inert waste to a maximum **temporary** height, including **any** restoration soils, and landscaping, of no more than 4.5 metres above the current maximum height of the hazardous waste mound;”
- (iv) the landscaping and restoration of the East Headland and South Headland and West Headland, **any landscaping of either South or West Headland to be temporary;**

This amendment seeks to make the South Headland and West Headland as proposed by the Minister temporary. **This part of the amendment is not accepted for the reasons set out below.**

The key issue here is that there is no other solution currently available or expected to be available in the near future for the waste to be relocated to. Recycling alone, even with waste minimisation, may never shift the balance in favour of outgoing aggregate product over incoming waste. There may also be financial implications of moving the waste.

The Minister's proposition is not intended to preclude the future removal of the South Headland and West Headland if it is deemed to be in the best interests of the island.

The following should also be noted:

- some form of headland to the south and west of La Collette will likely provide benefit by screening the waste management facilities and creating an attractive coastal walk.
- The footprint and height of the South Headland and West Headland would be kept to a minimum in order to allow as much useable operational space for key waste management activities such as aggregate recycling.

Safety Zone Review

Deputy Curtis is proposing to amend part (b) by adding part (b)(iii) of the amended proposition as follows:

- (iii) a review of the existing safety zones around hazardous installations to ensure they appropriately control and enable future development within the zones; and

This amendment seeks a review of the 'safety zones' around the fuel farm at La Collette that are in place to protect the health and safety of the public by ensuring that proposed developments within the zones are appropriate and do not put occupants at undue risk.

It should be noted that Proposal 36 of the Island Plan already proposes that the zones are to be reviewed during the plan period:

Proposal 36 – Review of safety zones

The Minister for the Environment, working in partnership with other Ministers, will seek to ensure that work is undertaken to review existing safety zones and to define new zones, as may be appropriate, during the plan period.

If this part is voted on separately, **it is not accepted as the Island Plan already proposes that the zones will be reviewed.**

If it must be voted on with (b)(iv), **it should be accepted as it will not alter the Island Plan proposal.**

I&E – Solid Waste – Statutory Consultation

Deputy Curtis is proposing to amend part (b) by adding part (b)(iv) as follows:

(iv) installation of Infrastructure & Environment – Operations & Transport – Solid Waste as a statutory consultee, under terms of reference to be agreed, for planning applications that involve the generation of inert or hazardous waste.

This amendment seeks to install I&E – Solid Waste as a statutory consultee to planning applications that involve the generation of inert and hazardous waste.

This part is accepted as it will improve the controls around development generating significant quantities of waste and enable Solid Waste to formally advise on whether a development will have an acceptable or unacceptable impact on the island's waste management functions and capacity to handle inert and hazardous waste. It will also enable input to the planning process to ensure that all reasonably practicable measures to minimise waste are taken in development activities.