

Chouet Headland Development Framework

Supplementary Planning Guidance October 2021

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1. Introduction

1.1. This Development Framework provides planning guidance for the potential development of land at Chouet Headland, Vale, for the extraction and processing of stone to produce aggregates. It provides broad, comprehensive and practical guidance on how the policies in the Island Development Plan 2016 (IDP) will be applied to the site, and considers an appraisal of the site and the wider area. This Development Framework is Supplementary Planning Guidance and any planning application relating to mineral extraction on the site should be in accordance with it. The overall intention is to provide guidance which will help to ensure that mineral extraction can occur within the Chouet Headland in a sustainable fashion, respecting and protecting the local environment surrounding the site, as well as the amenity of local communities and residents and the local infrastructure.

1.2. As with all Development Frameworks, this document does not equate to the granting of planning permission. Any proposal for the development of the site will need to secure planning consent and satisfy the requirements of the Development Framework and planning policy considerations at that time. If impacts of development cannot be satisfactorily mitigated, development cannot proceed.

2. Site Overview

2.1. The site is located at Chouet Headland within the Vale Parish, at the north-western tip of Guernsey. The site is situated Outside of the Centres in the IDP and covers approximately 8.5 hectares (51 vergées) in area. Access to the site is from Mont Cuët Road leading onto Rue Des Grands Camps which runs north-south through the site. The site is bordered to the east by Mont Cuët landfill site, and to the north, west and south by the sea. A public coastal path, part of a wider Island network, runs along the south, west and northern boundaries of the site. To the southeast of the site a public coastal path continues through the National Trust land with a residential property (L'Eternite) and restaurant (Roc Salt) just beyond.

2.2. There are a mix of uses within the site including residential, leisure and recreation, open land, public amenity land, car parking, heritage and refuse and recycling facilities.

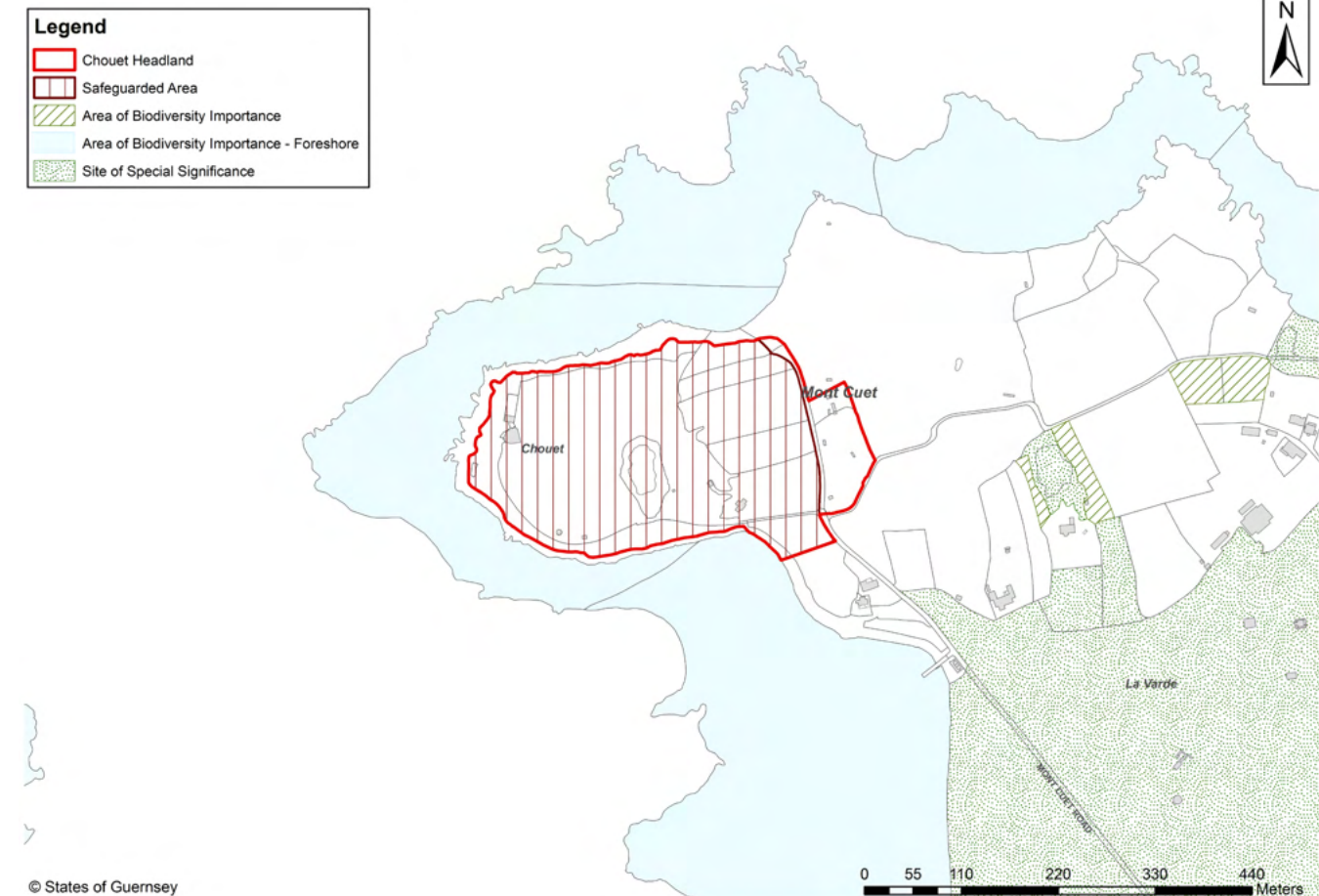


Image 1: Extract from the Island Development Plan Proposals Map (2016) showing the site outlined in red



Image 2: Location of Chouet Headland site (outlined in red)

3. Mineral Extraction in Guernsey

3.1. Quarrying in Guernsey started in the late 18th century and peaked during the 19th century, with more than 250 quarries being actively mined for stone. Today there is only one active quarry on Guernsey (Les Vardes Quarry) located in the north of the Island at St Sampson. The quarry at Les Vardes is understood to have originated in the early 19th century and remained in operation until it was abandoned shortly after the Second World War. Ronez re-opened the quarry in 1961 and has operated there continuously ever since. Permission for a north-western extension to the quarry containing about 750,000 tonnes of reserve was granted in 2010. There are no further feasible extensions to Les Vardes.

3.2. Les Vardes Quarry extracts granite deposits from the Bordeaux Northern Diorite formation to produce a range of aggregate products which are supplied to the local construction market, either as 'dry stone' or for use in the manufacture of concrete, concrete products and asphalt. The majority of stone is used in the production of asphalt, single size aggregate, sub-base and drainage aggregates. In addition, stone from Les Vardes is used in the production of ready-mix concrete and precast concrete products at a site at Les Monmains Yard, Northside, St. Sampson. Allied to this the quarry produces armour stone from time to time, which is used in sea defence work, mainly on States of Guernsey projects, and a small amount of building stone is sold to local stonemasons.

3.3. Rock is extracted by drill and blast techniques with the extracted rock transported using dump trucks to a processing plant located within the quarry site, where the rock undergoes size reduction through several stages of crushing and sorting into sizes using screens.

3.4. The base aggregate demand for the Island is met from local production at Les Vardes Quarry, with the balance of sand (no local source) and aggregate met by importation from the UK or mainland Europe. The quarry operator, Ronez, advises that the quarry produces between 100,000 tonnes and 165,000 tonnes of aggregate products a year, with a 10 year average of 125,000 tonnes per annum. Stone products from Les Vardes Quarry are used mainly in Guernsey, with a small amount supplied to the other Islands in the Bailiwick of Guernsey.

3.5. According to Ronez, the remaining unconstrained reserves at Les Vardes are 211,000 tonnes (June 2021). Using a predicted average annual demand of 110,000 tonnes, this is anticipated to last just under two years. The constrained reserves (situated under existing plant) are now estimated to be 488,000 tonnes, giving a total reserve at Les Vardes of 699,000 tonnes. The operator intends to continue extraction of reserves from Les Vardes Quarry at the current extraction rate until they are exhausted. The current workable reserves are expected to be exhausted by mid 2023. At this point, extraction at the site would cease until the plant equipment could be dismantled and relocated to work the remaining reserves (approx. 4 years' worth).

3.6. In 2012, the former Policy Council decided to investigate the options for ensuring how the Island's future requirements for minerals could be most appropriately met. In 2014 a political steering group (later subsumed into the Environmental Policy Group, or EPG) was established to review the findings of the research and options for future supply of aggregates to the island. The steering group concluded Guernsey should continue to quarry locally at Chouet Headland as this option best met the environmental, economic and social objectives of the States.

3.7. In 2015, the Policy Council subsequently agreed to ratify the recommendations of the EPG and agreed to support the principle of quarrying the Chouet Headland (comprising land owned by the States and by Ronez) following the exhaustion of stone at Les Vardes, negotiate terms for an exchange of land with Les Vardes, and prepare a policy letter to be presented to the States Assembly seeking support to enable quarrying of Chouet Headland (and by implication on-island quarrying). In July 2016, having considered the handover document and the conclusions of the EPG in relation to the principle of mineral extraction on-island, the newly-formed Committee *for the Environment & Infrastructure* endorsed the previous decision of the Policy Council to generally support the continuation of quarrying in Guernsey and to continue to negotiate with Ronez regarding the Chouet Headland and Les Vardes. This decision also endorsed the Policy Council's previous intention that the strategic decision about whether to continue on-island quarrying once Les Vardes was exhausted should be a decision of the States Assembly.

3.8. In June 2021, the Committee *for the Environment & Infrastructure* submitted a Policy Letter for consideration by the States, recommending by majority that the principle of aggregate extraction should continue on-island. In September 2021, the States Assembly agreed to this proposition.

3.9. Minerals are a finite resource and should be used in a responsible way that leaves sufficient supplies for the future. As Chouet is considered to be the last area of viable reserves in Guernsey, it is likely that there will be a need to move to full importation of minerals on exhaustion of the on-island reserves. Taking into account the strategic direction given by the States, a best practice approach aligned with the adopted Waste Strategy dictates the following priority order and approach to minerals use:

- Reduce the quantity of minerals used and waste generated
- Use secondary and recycled aggregates
- Secure remainder of minerals needed through primary on-island extraction and continued importation of balance
- Move to full importation of the balance of minerals

3.10. This Development Framework sets out the parameters for securing minerals through on-island extraction at Chouet but does not provide guidance on the other aspects of a minerals strategy. It is the intention of this guidance to ensure that mineral extraction is carried out in a sustainable way, taking into account environmental, economic and social factors, in order to align with any emerging policy direction on Waste, Water and Stone.

4. Planning Policy Context

4.1. Chouet headland is identified as a strategic reserve for mineral extraction by the Strategic Land Use Plan 2011. This is reflected in the IDP's designation of the site as a Safeguarded Area which protects it from any development that may prejudice its potential for mineral extraction. The site also includes the weighbridge and other ancillary facilities associated with the landfill site at Mont Cuët which is not part of the safeguarded area. The whole site falls Outside of the Centres where the IDP balances protection of the physical environment with the need to offer flexibility for those businesses that have a legitimate need to operate from and carry out development Outside of the Centres. It is accepted that mineral extraction can only occur where the reserves are located, and Chouet is the only location that has been identified as a strategic reserve. IDP policy IP5: Safeguarded Areas requires a Development Framework to be prepared for the development of this site to ensure that proposals would be well planned, considered comprehensively from the outset and comply with all relevant planning policies.

4.2. While policy IP5 safeguards the area, there is no specific policy covering the activity of mineral extraction within the IDP. As such, given the nature of the development proposed and that a strategic direction has been given by the States of Guernsey, policy S5: Development of Strategic Importance provides a gateway to consider proposals for mineral extraction.

4.3. Under policy S5, proposals will be supported where there is no alternative site available that is more suitable for the development, where the proposals represent the best practicable option and where they accord with the Principal Aim and relevant Plan Objectives of the IDP. Planning application submissions are required to include a site selection study as well as technical evidence including environmental, economic and social assessments to ensure policy compliance. These requirements are set out in more detail in section 7 of this Development Framework.

4.4. In assessing a proposal for this development type, the broad policy considerations (and relevant policies) include the following:

- Strategic importance of mineral reserves and extraction industry to the Island (IP5: Safeguarded Areas & S5: Development of Strategic Importance)
- Public safety, hazardous development and contaminated land (GP17: Public Safety & Hazardous Development)
- Amenities of the surrounding area (GP8: Design & Annex I)
- Access and movement to, from and around the site (IP6: Transport Infrastructure and Support Facilities, IP7: Private and Communal Car parking, IP8: Public Car Parking, IP9: Highway Safety, Accessibility and Capacity & Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance)

- Cultural heritage, particularly Protected Monuments and their settings (GP6: Protected Monuments)
- Landscape and biodiversity (GP1: Landscape Character and Open Land, GP2: Sites of Special Significance, GP3: Areas of Biodiversity Importance and Strategy for Nature Supplementary Planning Guidance)
- Public realm including the coastal public footpath network (GP18: Public Realm and Public Art & IP6: Transport Infrastructure and Support Facilities)
- Protection of housing stock (GP12: Protection of Housing Stock)
- Leisure and recreational facilities (OC9: Leisure and Recreation Outside of the Centres)
- Implications for ordinance store (OC2: Social and Community Facilities Outside of the Centres).

4.5. A more detailed assessment of the issues is contained in section 6 of this Development Framework (Site Analysis).

4.6. Individual policies of the IDP should not normally be read in isolation or out of context and all proposals are expected to be consistent with the Plan objectives relevant to the specific proposals. The specific policy wording in the IDP, including the preceding text (which carries equal weight) and Annexes, should be referred to when preparing detailed development proposals.

4.7. This Development Framework relates to mineral extraction from the site and related ancillary development and does not consider other forms of development which may or may not be appropriate in this location.

5. Surrounding Area

Landscape Character and Views

5.1. The site is located in a rural area at the north of the island within the 'Headlands and Islets' subzone of the Northern Slopes landscape type of the Coast Landscapes, as identified in Table 1 of Annex V of the IDP. Paragraph V.15 of the IDP describes the Headland and Islets as follows:

"The Headlands and Islets around the north coast tend to be lower and perhaps less dramatic than the main west coast headlands. Most of these rocky promontories have been exploited over many years, by quarrying for stone, waste disposal and various recreational activities such as shooting (both clay pigeon and target ranges), BMX riding and motor-cycle tracks. Many of these areas are still affected by extensive rutted trackways and coastal defence works. Nevertheless many of the headlands still support important semi-natural habitats."

5.2. The site forms a headland at the western end of the north most shoreline on the Island. It comprises of a moderately sloping hillside, rising approximately 15 metres and then forming a relatively flat and small plateau towards the western end of the headland. The site falls towards its eastern end to form another plateau, which contains five rectangular fields that run in an east-west direction.

5.3. The site has a prominent position and can be seen from a wide area to the south and areas on the south side of Ladies Bay. In particular, the site is visible within a 360 degree strategic view when viewed from L'Ancrese Common (see Figure 11, Page 28 of the Guernsey Character Study, June 2013). These views are shown images 3 and 4.

5.4. At this range the site is seen within a gradually undulating and open landscape of L'Ancrese Common. Buildings are present but these are few and generally of a residential scale which therefore



Image 3: Panoramic view from L'Ancrese Common



Image 4: Panoramic view from L'Ancrese Common

have very little effect on the overall openness of the landscape. The prominent buildings are the defensive structures and, in particular, the chain of Pre-Martello towers.

Local Designations

5.5. The foreshore around the headland is designated as an Area of Biodiversity Importance (ABI) - Foreshore. ABIs have been identified as areas which contribute significantly to the biodiversity of the Island. Some of the Areas of Biodiversity Importance support the special interest of a Site of Special Significance by providing either natural buffers or wildlife corridors. Others do not have sufficient special interest to be designated as a Site of Special Significance but nonetheless are important in supporting the biodiversity of the Island.

5.6. Approximately 165m from the eastern boundary of the Chouet site is a pocket of land designated as an Area of Biodiversity Importance (Quarry at Les Hures) which is described as an amenity grassland field and dense scrub operates as a corridor between the quarry and the rest of the SSS to the south. A further pocket of ABI lies approximately 450m from the Chouet site (Les Hures) which is described as a site consisting of dune scrub and dune grassland which operates as a buffer zone for the adjacent L'Ancrese Common Site of Special Significance (SSS).

5.7. L'Ancrese Common lies approximately 90m from the Chouet site. It is designated due to its special botanical and zoological interest. Annex VI of the IDP describes the L'Ancrese Common SSS as a large area of unenclosed land which consists mainly of dune grassland and scrub. There are several marshy areas and some ponds (originally dug for watering cattle). This SSS covers some very important areas for rare and threatened species of plants and includes the marshy areas, damp short-grass areas, areas of high quality species-rich dune grassland, open dune, bare peaty ground that is wet in winter, heath and ponds. This area is designated as a Site of Special Significance for its importance for a wide range of wildlife including rare and threatened species of insects, plants, birds, crustaceans, amphibians, reptiles and mammals.



Image 7: Aerial image showing the site outlined in red and the surrounding area



Image 5: View showing the existing commercial unit, known as Roc Salt and the nearest residential dwelling, L'Eternite to the south of the site



Image 6: View of L'Ancrese Common designated as a Site of Special Significance (SSS) to the south east of the site.



Image 8: View of Ladies Bay beach to the south of the site.

Surrounding Uses

5.8. Surrounding the site to the north, west and south is the foreshore and sea, and immediately to the east of the site is an active landfill, Mont Cuet. Mont Cuet is expected to receive the hazardous waste for the Island for the foreseeable future alongside commercial green waste composting, while the remainder of the site is being restored over the coming years. The restoration of the Mont Cuet landfill site may include enhanced public access and improved links to the coastal path.

5.9. A number of residential and commercial properties are situated to the south and southeast of the site. The closest residential property (L'Eternite, approximately 65m southeast of the site) lies to the west of Mont Cuet Road, north of the public car park at Ladies Bay. Immediately to the south of this property is a restaurant known as Roc Salt. To the east of Mont Cuet Road are two further residential properties.

5.10. A Marine Observatory/Sea watching Hide is situated on the northerly point of the headland alongside the Creve Couer tip.

5.11. As noted the site lies in a rural area of the island and agricultural land is situated to the southeast of the site, with the large, open and undeveloped area of L'Ancrese Common further to the southeast. The history of quarrying in this part of the island is evident in several water filled quarries.

5.12. The site and surrounding area falls within the L'Ancrese Common Area of Known Archaeological

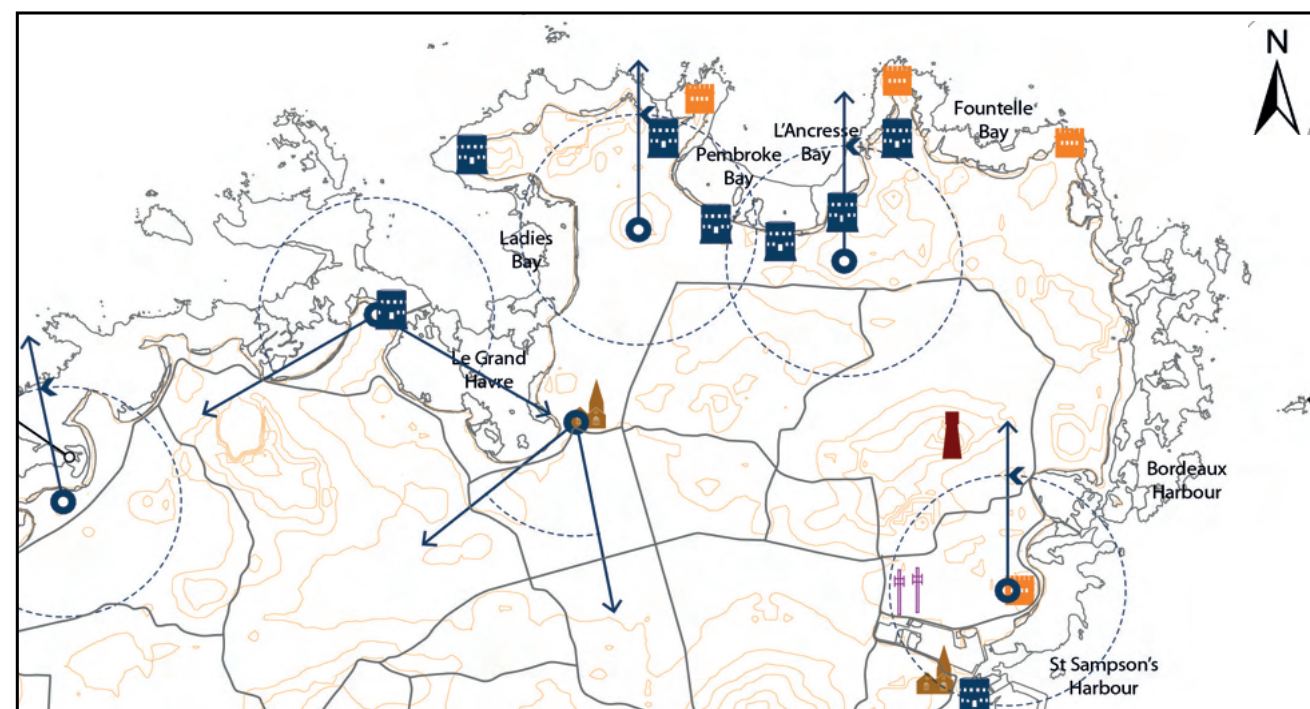


Image 9: Extract map from Character Study Report, page 28, showing significant view points relevant to the site.

Importance which contains prehistoric monuments and find spots, mediaeval buildings, undisturbed land and a high probability of buried archaeology.

5.13. There are a series of Pre-Martello Towers (Protected Monuments 115, 118 & 135) located on the surrounding land and headlands, forming part of the wider coastal defensive chain, that can be seen from the site and that have a connection to the existing Tower on site (PM 117). There are no protected trees or protected buildings in the immediate vicinity of the site.

5.14. Approximately 225m from the site is a driving range, along with Club House and associated infrastructure for the golf course used by members of the Royal Guernsey Golf Club and L'Ancrese Golf Club.

5.15. Informal leisure and recreation infrastructure in the area includes the coastal path network (which passes through the site), and there are popular family beaches in the area including Ladies Bay approximately 450m to the south and Pembroke Bay and L'Ancrese Bay approximately 580m to the east.

5.16. Self catering apartments and a beauty salon are situated adjacent to Pembroke Bay. Other related infrastructure includes beach kiosks at Ladies Bay Kiosk and Pembroke, along with the Beach House cafe.

5.17. The roads in the vicinity of the site are classified as Neighbourhood Roads (Mont Cuet Road, Rue de Grands Camps), with the nearest Traffic Priority Routes being L'Ancrese Road and Les Coutures/Les Mielles Road to the south east.

5.18. Les Vardes Quarry, the only active quarry on the Island, is situated to the southwest of the headland site accessed from Route De Pulias (c. 4km away).



Image 10: View of Les Vardes Quarry.



Image 11: View of golf course on L'Ancrese Common.

6. Site Description

The site is located at Chouet Headland within the Vale Parish, at the north-western tip of Guernsey. The site area is approximately 8.5 hectares (51 vergées) being broadly rectangular in shape and generally 350m east to west and 180m north to south. The site contains the following features/uses, described in more detail in the following paragraphs and images:

- significant mineral reserves;
- the reception area of Mont Cuet landfill including a weighbridge and ancillary landfill facilities;
- a commercial and household green waste composting facility (located in an old quarry);
- five agricultural fields with clearly delineated boundaries;
- a residential dwelling, The Bungalow, (currently vacant);
- Six old quarries (three having been filled in), including Torrey Canyon Quarry (former quarry filled with contaminated water and ordnance);
- open land in central parts of the site used in part by Guernsey Model Flying Club;
- National Trust open land;
- a pistol club and shooting range (located in former quarry) with associated parking area;
- WWII bunker used for storage of ordnance and as a small scale infrastructure compound (weather station, phone masts and solar panels);
- Tower No.10 and associated single storey magazine building (PM117);
- Chouet Batteries (PM134);
- several other WWII buildings, structures, bunkers and tunnels;
- site of former cottages which inspired G.B.Edwards 'The Book of Ebenezer Le Page';
- archaeological 'find spots';
- various habitats and associated biodiversity, including Coniferous Woodland, Coastal Grassland, Semi-Improved Grassland and Shrub/Tall Ruderal, Standing Water/Inland Cliffs;
- a public car park;
- parts of the coastal public footpath network; and
- Rue Des Grand Camps Road (public road).

Land Ownership

6.1. The site is split into four different ownerships, with the States of Guernsey being the largest landowner. The mineral reserves within the States of Guernsey owned area of land are thought to be of higher quality compared to other areas of the site. Image 12 indicates the extent of the different ownerships.

Mineral reserves

6.2. There are significant mineral reserves within the site. Preliminary surveys were undertaken in 2018 and indicate that up to approximately 3.5 to 4.1 million tonnes of aggregate can be worked from this headland. It is considered that these stone reserves are the last viable site on the Island for commercial extraction. Based on the average extraction rate, development of the full headland would represent between 32 and 37 years of supply, although this could increase or decrease depending on the level of future demand.

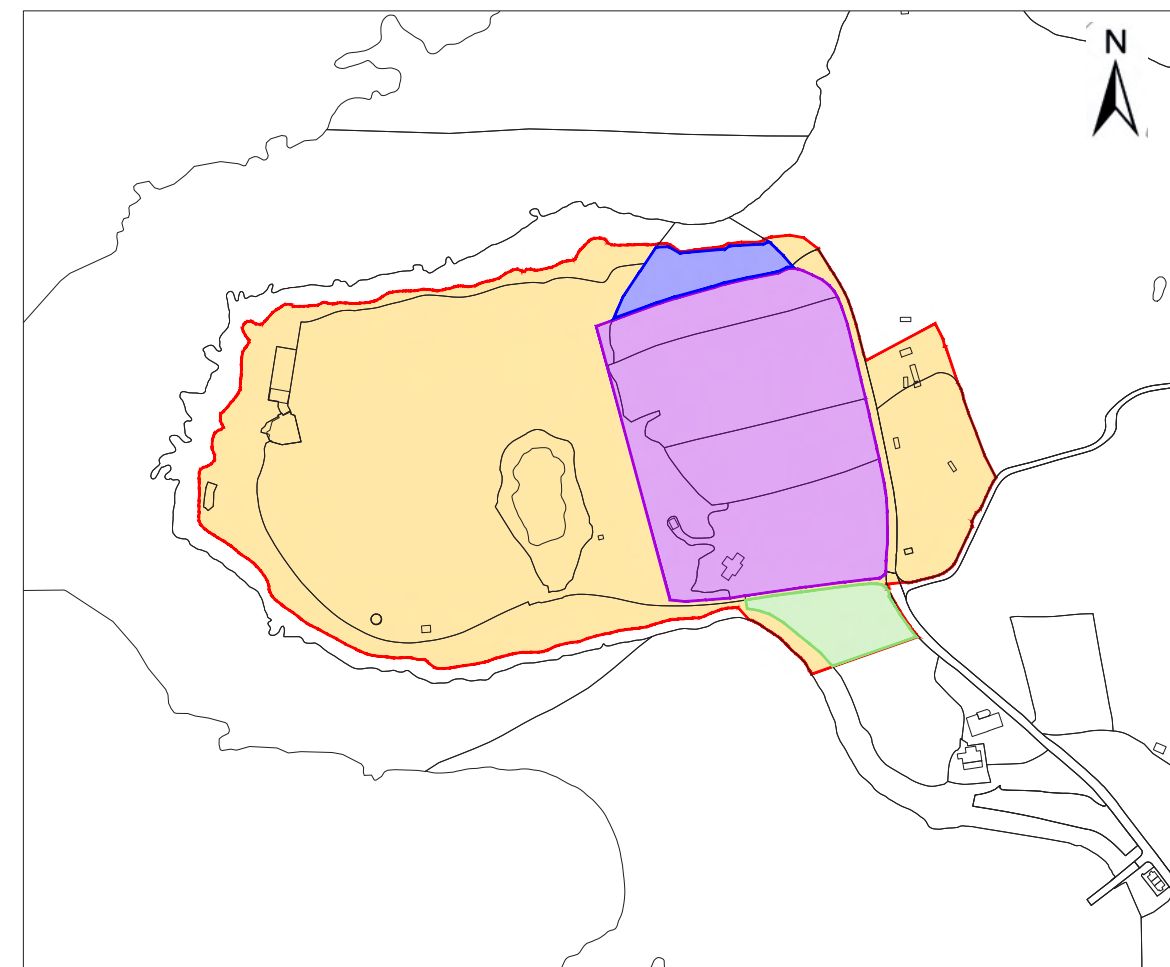


Image 12: Diagram showing land ownerships within the site.

Waste Management Facilities

6.3. The reception area and ancillary facilities for the adjacent Mont Cuet landfill lie within the site area, adjacent to the eastern site boundary and accessed from Rue des Grands Camps. Also lying within the site boundary is a commercial and household green waste composting facility within an old quarry at the north of the site.

Agricultural uses

6.4. There are five agricultural fields within the site along the western side of Rue Des Grands Camps. The boundaries of the southern most field are shown on the 1787 Duke of Richmond Survey. The remainder of the east/west field boundaries may post-date 1787, but are shown on the 1898 Ordnance Survey Map.

Residential Uses

6.5. There is a vacant residential dwelling within the site area known as The Bungalow.

Former Quarries

6.6. There are five old quarries on the site, three of which have been filled in utilising imported, potentially contaminated, materials. One of these, the Torrey Canyon Quarry, was filled with material collected after the Torrey Canyon accident in 1967 and as such is known to contain hydrocarbons, and was also used to dispose of a small amount of unexploded ordnance following WWII. A former quarry to the north east of the site is currently used as a composting facility for household green waste, and to the far west an old quarry now accommodates a shooting range (Pistol Club).

Leisure & Recreation Uses

6.7. The site includes a significant area of publicly accessible land including part of the coastal footpath network and buildings of public interest (including Protected Monuments). A public footpath runs around the headland which is actively used by locals and visitors to the Island. As part of the wider network of coastal public footpaths, it represents an important informal leisure and recreational asset. The National Trust of Guernsey also own open land to the south of the site.

6.8. A model aeroplane club (Guernsey Model Flying Club) operates from the western end of the site along with a 25m pistol range situated in an old quarry in the northwest corner of the site.

Built and Cultural Heritage

6.9. The site forms a headland on the north-west coast of Guernsey and, due to its strategic position, has a long history of defensive structures. The site does not include any Protected Buildings or Protected Trees, it is not within a Conservation Area and does not contribute to the setting of any nearby Protected Buildings.

6.10. The following Protected Monuments are within the site:

- Tower No.10 and associated magazine building (PM117)
- Chouet Batteries (PM134)

6.11. The Protected Monuments are 18th and 19th Century defensive structures that would have operated with other defensive structures in the vicinity to defend the bay to the south from amphibious assault. They are, therefore, designed to face outwards from the site and towards the bays, although they would have signalled to other defences in the area including those to the east. The hillside forms an important part of their setting.

6.12. In 1941 the occupying forces strengthened the defence of Guernsey and built a chain of 12 strongpoints at strategic points around its coast. This site formed one of the 12 strongpoints and was known as Strongpoint Krahannest. Located within the site are various WWII structures, bunkers and tunnels.

6.13. All the WWII defensive structures combined to form a single weapon to repel invasion and therefore need to be considered holistically. However, the tunnels are important due to their condition and method of construction, which includes, in some sections, brick vaults and granite sets. At this stage, it is not possible to accurately locate the tunnels not least because the entrances are within quarries that have been filled, but an approximate spatial location is provided in image 18.



Image 13: Existing agricultural fields on site.



Image 14: Area used by the model aircraft club.



Image 15: Pistol range located in a former quarry.



Image 16: View of Tower No 10: Chouet (PM117).



Image 17: View of the coastal path and public car park which is in poor condition in places.

6.14. The site once contained two cottages provided inspiration for the Book of Ebenezer Le Page by G.B. Edwards. However, these cottages were demolished in the mid-late 20th Century.

6.15. The site forms part of the L'Ancrese Area of known archaeological importance (see IDP Annex VIII, Map Reference 109), which has prehistoric monuments and find spots, medieval buildings and undisturbed land with high probability of archaeology.

Ordinance storage and small scale infrastructure

6.16. The WWII Bunker is used by the Police as their main store for ordinance supplies. The bunker also acts as a small scale infrastructure compound with a weather station, phone masts and solar panels located on top of it.

Biodiversity, Habitats and Environmental Conditions

6.17. The site has some biodiversity value which although does not warrant statutory or non-statutory protection such as Site of Special Significance (SSS) or Area of Biodiversity Importance (ABI), it has an intrinsic value to maintain broad-scale habitat connectivity, species resilience and natural capital (e.g. carbon sequestration). However some of the habitats (for example Semi-Improved Grassland and Coastal Grassland) and their associated wildlife, including plants, birds (including the breeding Long-eared Owl), reptiles, bats, small mammals and invertebrates (including Brown Argus Butterfly) are of local importance.

6.18. The prevailing wind direction is from the south west and there is no known risk of flooding within the site.

6.19. The water environment has been assessed and the following factors identified:

- The permeability of the bedrock is measured as being very low at depth;
- No groundwater inflows have been observed from the quarry faces;



Image 18: Estimated location of the WWII tunnels within the site.



Image 19: View of coastal path that runs around the perimeter of the site.



Image 20: View of Rue Des Grand Camps and the existing entrance to Mont Cuet landfill.



Image 21: View of the existing green waste composting facility, operating in a former quarry on site.



Image 22: WWII bunker used for storage of ordinance. On top of the bunker there is a weather station, communication masts and PV solar panels.



Image 23: Existing house on site, known as The Bungalow

- There are no visible surface water streams present;
- The proposed site is not located in a groundwater catchment area; and The area is not deemed to be at risk from flooding.

Site Access and Parking

6.20. Access to the site is from Mont Cuet Road leading onto Rue Des Grands Camps which runs north-south through the site. Rue Des Grands Camps provides vehicle access to the Mont Cuet landfill and is typically 4.7m to 5m wide. There is a 4.25m wide pinch point adjacent to L'Eternite in Mont Cuet Road. At the northern end of Rue Des Grands Camps, a track continues east-west parallel to the north boundary to provide access to the green waste composting facility.

6.21. A public car park in the south of the site accessed off Mont Cuet Road provides access for visitors and locals to the coastal footpath, Ladies Bay, beaches and the surrounding local area. A second parking area is situated to the west which serves the Pistol Club and also enables access to the WWII bunker (licensed explosives store). A third area used for informal parking is in the north east corner of the site, formerly occupied by 'Bring Banks', which is used by people accessing the marine observatory/sea watching hide.

Utilities & Services

6.22. Electricity supplies exist to the headland and adequately serve the operation of Mont Cuet landfill site and existing uses. The site is not serviced by mains drainage but there is a water main in Rue Des Grands Camps.

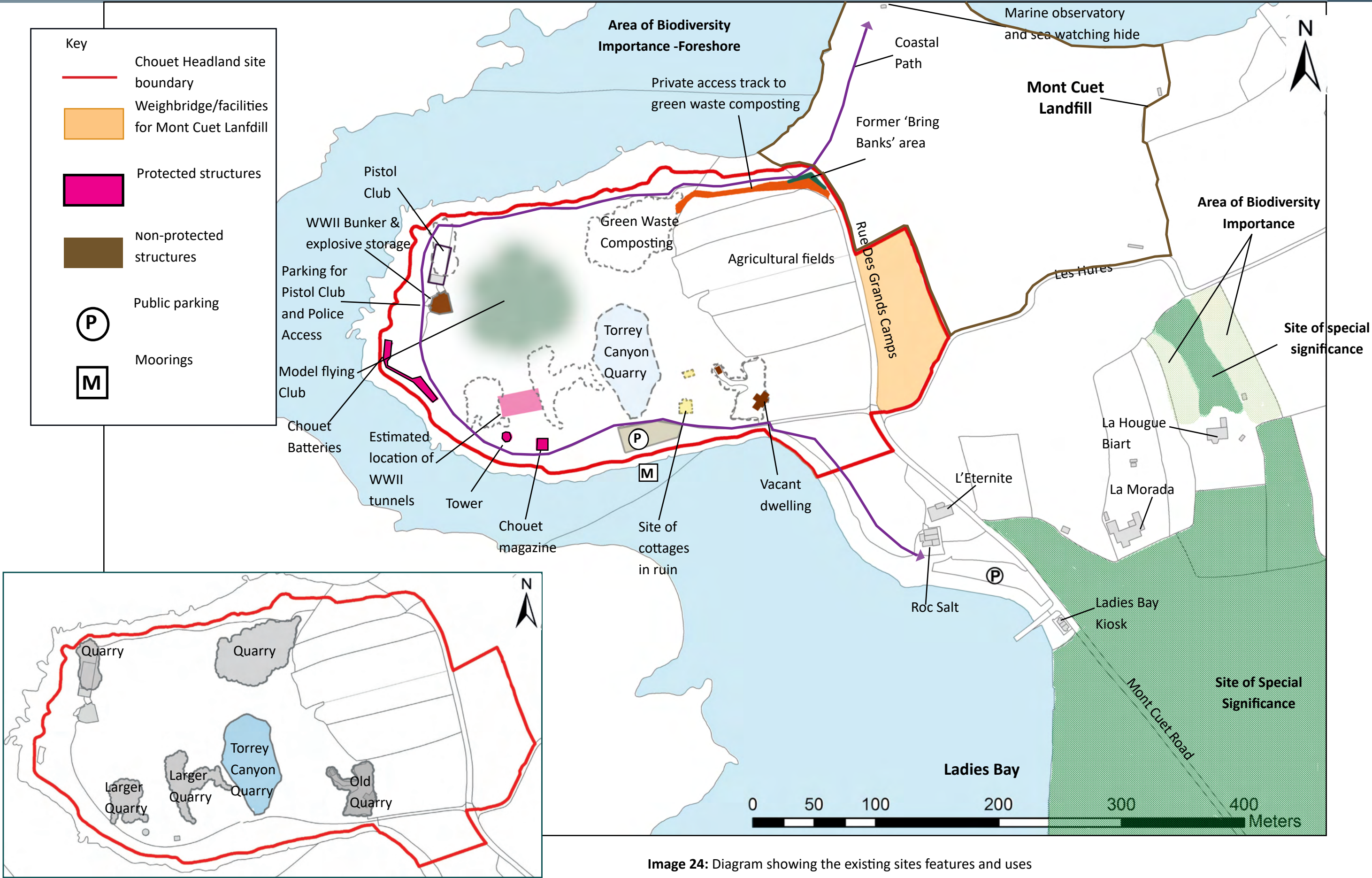


Image 25: Diagram showing historic quarries within the site.

Image 24: Diagram showing the existing sites features and uses

7. Site Analysis

7.1. An initial analysis of the site has been undertaken and the following opportunities and constraints identified. Further detailed analysis will be required to support the submission of any planning application on the site informed by baseline environmental, economic and social evidence.

Development Type and Potential Nuisance Arising

7.2. The context for the site analysis is set by the development type. Mineral extraction is a potentially hazardous activity due to the use of explosives and heavy plant, and the activity itself gives rise to a number of potential nuisances such as dust, noise, lighting, vibration, air pollution and visual impacts.

7.3. Sensitive human receptors within 400m of the site include:

- Residential dwellings
- Restaurant
- Ladies Bay Kiosk
- Car park users
- Model Flying Club
- Pistol Club
- Users of the coastal footpath
- Golf clubs
- Users of beaches, including Ladies Bay
- Users of the private moorings

7.4. Dust is generally categorised into two size classifications; 'suspended dust' with diameters below 10µm (PM10), and 'deposited dust' generally with diameters between 10µm and 75µm. Activities with a potential to generate dust emissions are likely to be:

- stripping of soil and overburden;
- overburden tipping;
- extraction of rock;
- transfer of extracted material for processing;
- mineral processing; and
- product storage.

7.5. For all sources, the transfer of dust is highly dependent on the weather conditions. The prevailing wind is from the south-west. Wind speed can determine the amount of dust raised. Higher wind speed increases the potential for the generation of airborne dust due to the suspension and entrainment of particles in airflow; rainfall however, has a suppressive effect on the generation of dust.

7.6. The vast majority of larger particles, the 'deposited dust', is deposited within 100m – 200m of the source, however the potential impacts of NOx, SOx and other pollutants have the potential for a 2km range. These can result in impacts such as acidification and eutrophication of vegetation and local water sources. As the prevailing wind is from the south west, this would predominantly carry particles across the open sea.

7.7. Mineral extraction is a significant noise generating activity. Quarrying operations involve the use of plant and machinery in the form of excavators, loading shovels, dump trucks and mobile processing plant. The operation of this plant would generate noise from the engines and any reversing alarm systems fitted to the plant, as well as from the operations undertaken (such as loading dump trucks or processing the rock).

7.8. In order to produce rock fragmentation and break up the rock mass in the quarry face, it is often necessary to use controlled explosive charges. In general terms, the rock deposit is worked by drilling a row or rows of boreholes (often referred to as shot holes) into the rock above, and behind, the working quarry face with predetermined quantities of explosive placed into each hole. Each charge is connected to the next in line and fired sequentially by the use of millisecond delay detonators. This delayed sequence, together with the amount of explosive charge and the shot hole spacing is employed to reduce both noise and ground vibration caused by the explosion in accordance with good environmental practice.

7.9. Vibrations as a result of blasting can have impacts on structures and wildlife above and below ground as well as underwater impacts on wildlife including fish, shellfish and crustaceans. Potential perceived noise and vibration impacts on people may exist even if compliance with numerical noise and vibration criteria is achieved.

7.10. A considerable amount of water can be used when processing aggregates and pollution of ground and surface water by chemicals and other contaminants can occur if drainage and discharge to local watercourses is not properly controlled. Dewatering is the process whereby water is pumped out of a pit to allow dry working below the water table.

7.11. Other impacts may result from lighting on site which has the potential to impact on the dark night sky in this rural area, and visual impacts from the installation of equipment and plant as well as through changes in the land form and contours as a result of mineral extraction. Obtrusive lighting can be a source of annoyance to people, harmful to wildlife, undermine the enjoyment of the countryside or detract from the enjoyment of the dark night sky.

Mineral Reserves, Phasing and Dual Use of Facilities

7.12. The site is recognised as having significant mineral reserves and is safeguarded for that reason. If planning permission is granted for their extraction, the length of time involved in working all of these reserves would go beyond the life of the current IDP. Whilst preliminary quarry design work indicates that there is potential for 3.5-4.1 million tonnes of granite to be worked, this is a maximum and the extent of buffer zones and other constraints may impact on the amount of reserves that can be extracted.

7.13. There is an opportunity to co-ordinate mineral extraction at Chouet with the completion of extraction at Les Vardes Quarry, providing an uninterrupted aggregate supply on the island. Co-ordination of activities and shared use of facilities and equipment between the Les Vardes and Chouet Headland could also enable efficiencies, although the opportunity remains to develop Chouet Headland as an independent quarry.

7.14. If equipment is relocated from Les Vardes to Chouet to enable the extraction of reserves at Les Vardes there could be an increase in traffic movements if stone is taken to Chouet for processing.

7.15. The size of the site, land ownership and constraints of the site such as existing uses and contamination suggest that a phased approach to mineral extraction would be appropriate. With a maximum of 3 phases, indications from Ronez suggest that for operations to be viable, at least phases 1 and 2 will need to be worked.

7.16. The impacts of mineral extraction may result in existing uses being lost or displaced. However, the extraction of the entire site will take time and the phased approach may provide the opportunity for some of the existing uses, likely to be lost or displaced, to remain for a period, subject to appropriate management of public safety risks.

Health and Safety on Site

7.17. Quarrying on the site, utilising heavy machinery and explosives, represents a hazardous form of development and could present a risk to the health and wellbeing of people working on the site.

Landscape Character and Views

7.18. The headland is generally rural in appearance and located away from built up areas. Visual receptors include:

- Inhabitants of properties at Rousse;
- Visitors to the Peninsular Hotel;
- Inhabitants of properties on the southern side of Ladies' Bay;
- A small number of properties at Mont Cuët;

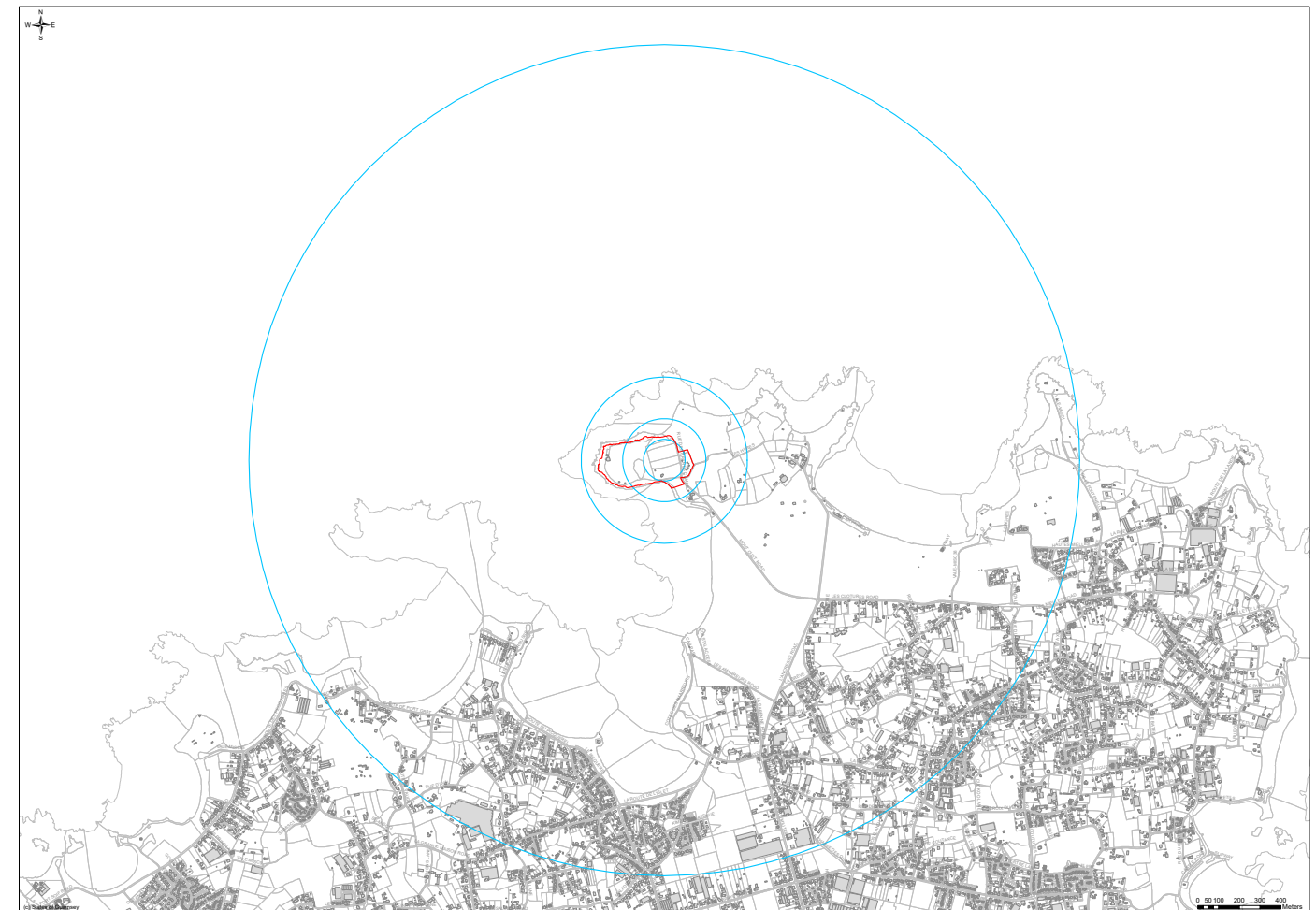


Image 26: Diagram showing 100m, 200m, 400m and 2km from the centre of Phase 1 mineral extraction area.

- Users of the public highway and car parks; and Users of the cycle and walking route

7.19. Quarrying and associated development of the site, including, for example, perimeter security measures, machinery and plant are larger in scale than the existing residential-scale uses and therefore could be prominent when viewed from the south from areas such as L'Ancrese Common, as well as the public paths around the headland. More distant views may also occur from the southern side of Ladies Bay (Rousse and L'Islet). As such the development, including restoration proposals, could have an impact on wider landscape views and the landscape character of the area.

Waste Management Facilities

7.20. Mont Cuët landfill site is adjacent to the site to the east. This was historically a quarry which has more recently been landfilled. Mont Cuët is expected to continue to receive hazardous waste and commercial green waste for windrow composting, however the introduction of mineral extraction in the area could create conflicts with the users of these facilities and eventually, as extraction progresses, the

facilities at Mont Cuet are likely to be either lost or displaced as a result of development on the site.

7.21. If these two uses are operating alongside one another, there may be further implications for both uses. For example the impacts of ground vibration from blasting on the integrity of hazardous waste landfill cells could act as a constraint on development, or the potential migration of landfill gas and leachate at lower levels. Leachate could infiltrate water being pumped out, and expelled gas could impact on the safety of the quarry working environment.

7.22. The household green waste site is located within the site boundary so these facilities will need to be relocated in the event of any proposal being approved. There are opportunities to relocate this facility to within the Mont Cuet landfill site.

7.23. Ancillary facilities for the Mont Cuet landfill site are located within the site boundary of this Development Framework. These include a weighbridge, offices and other ancillary facilities. There is an opportunity for sharing their use between the landfill site and the mineral extraction site.

Agricultural Land

7.24. The five agricultural fields within the site would be lost as a result of development. The fields lie outside of the Agriculture Priority Area, as defined in the IDP (2016). The fields have importance in the landscape, contributing to the open, rural character, and are likely to date from the medieval to post-medieval period. The field pattern is evident in part on the 1787 Duke of Richmond Survey, and in full on the 1898 Ordnance Map.

Residential Uses

7.25. The residential bungalow located on the site would need to be demolished in order for the development for mineral extraction to proceed. It is not a building of significant local character and therefore its demolition would not significantly impact the character of the area. However, existing housing stock is protected under the policies of the IDP and its loss or displacement can only be considered in exceptional circumstances. Demolition of the existing residential unit and replacement elsewhere on a suitable site may be considered based on economic grounds.

7.26. There are other residential units within the surrounding area of the site, the closest being approximately 60m from the southern site boundary (L'Eternite). The nearest noise sensitive receptors are located to the south of the site (adjacent to Mont Cuet Road). Given the proximity of residential receptors, the impact of such a development poses a risk of statutory nuisance.

7.27. Various potential nuisances to residential amenity can arise from mineral extraction, including dust, noise, lighting, vibrations, air quality and appearance. There are also potentially health implications, including stress.

7.28. Respecting the amenities of nearby residential and commercial development represents a constraint to development.

Existing Contamination

7.29. The site contains significant known contamination which could be affected directly and indirectly by mineral extraction processes. The main area of contamination on site is the Torrey Canyon Quarry and backfilled quarries, although there may be other unexploded ordnance within the site as a result of the WWII stronghold.

7.30. The presence of hydrocarbons within the Torrey Canyon Quarry presents a source of potential contamination and extraction will need to be managed carefully to avoid causing pollution to ground or surface waters and to ensure correct disposal. Torrey Canyon Quarry also contains a small amount of unexploded ordnance. The Health and Safety Executive has advised that the impacts of potential detonation at present are likely to be contained within the quarry given the depth of the quarry and that it is currently filled with water. There is also the potential of finding unexploded ordnance during excavations of the area in connection with the historic use of the headland as a WWII stronghold.

7.31. A number of other quarries on the site have been in-filled utilising imported materials. As such this could give rise to potential pollution through leaching of contaminated water from these former quarries into new excavation or local soil and water networks which could impact on wildlife habitats and public health.

7.32. Potential impacts on historically landfilled waste at Mont Cuet, including the migration of landfill gas and leachate at lower levels, may constrain development. Quarrying operations may affect the management of landfill gas, for example if air is drawn into the landfill site through active extraction for environmental control and/or energy production which increases the risk of subsurface fires. There may be impacts on the ability to actively extract and potentially utilise methane generated as waste decomposes, with methane being a significant greenhouse gas.

7.33. Development of the site would also present the opportunity to properly remediate the entire site and appropriately dispose of contaminated or hazardous waste.

Leisure and Recreation uses

7.34. The operation and management of the proposed development should be carefully considered to respect the enjoyment of this area of the coast by the public.

7.35. The Guernsey Model Flying Club and Guernsey Pistol Club constitute formal outdoor recreation facilities within the site. In accordance with Policy OC9, unless demonstrated that these facilities are not required, a constraint of developing the site is that alternative provision will need to be made for

outdoor formal recreation displaced as a result of the development of the site. It is not clear at this stage when the facilities are likely to be affected, for example during which Phase of extraction. Current indications are that it is unlikely that other sites exist for the Pistol Club.

7.36. Another formal outdoor recreation use within the area (not within the site) is the golf course and the two golf clubs, and informal leisure and recreation activities and uses in the area which could also be affected by development include the beach users, kiosks, coastal footpath and marine/bird watching observatory. With the exception of the coastal footpath and marine observatory, the prevailing wind direction may limit the eventuality of these facilities and users being affected, particularly given the distances from the site.

Local Businesses

7.37. Other businesses in the local area include RocSalt restaurant, The Bay self-catering apartments and Sabey beauty salon. The prevailing wind direction and distances from the site may limit the eventuality of these businesses being affected by development.

Historic Environment

7.38. The Protected Monuments PM117 Tower with its magazine and PM134 Chouet Batteries are of special interest which is considered of public importance to preserve. The Protected Monuments are considered structurally sound and as such a constraint of development is that they must be retained and their setting must not be adversely affected. Tower 10 is one of a number of matching defensive towers surviving on the Island's coast. As defensive structures, the Tower's line of sight to signal to other defences in the area, including those to the east, is an important aspect to the setting of this Protected Monument and should be considered in future development of the area. An additional constraint is maintaining public access to those monuments.

7.39. Consultation with Festung Guernsey and formal assessment by the Planning Service concludes that the WWII structures do not have sufficient special interest to be given statutory protection as either a Protected Monument or a Protected Building. Similarly, the ruined cottages that inspired G.B. Edwards 'Book of Ebenezer Le Page' have not been highlighted for statutory protection.

7.40. Although the site does not contain any known prehistoric monuments, there are three findspots relating to flints, as well as other recorded finds, which indicate the site has potential for archaeological remains and the site is within the L'Ancrese Area of Known Archaeological Importance. This may place constraints on development and require survey and mitigation.

Public realm and Public Art

7.41. The site currently includes a significant area of publicly accessible land including part of the coastal footpath network and buildings of public interest (including Protected Monuments). Maintaining

and enhancing public access to the headland, Protected Monuments and the enjoyment of the public realm is an opportunity of this development, for example the condition of the path in places is poor and this could be addressed. Through site restoration there may be additional opportunities to enhance public access.

7.42. The development offers an opportunity to enhance the character and functionality of the locality and public realm through the introduction of public art, which may incorporate interpretation of the Protected Monuments and the history of Quarrying in Guernsey, or refer to The Book of Ebenezer Le Page by G.B. Edwards.

Biodiversity

7.43. Nature underpins our Island's economy and the health and wellbeing of our community as recognised in the Strategy for Nature SPG. Mineral extraction may have direct and indirect impacts on biodiversity of the local and wider area, including on the site itself or on nearby designated sites, and on the ecological networks, both of which must be considered. Although the site is not within L'Ancrese Common SSS, due to the proposed use and scale of operations the development may have adverse effects on the special interest of the SSS. The Area of Biodiversity Importance- Foreshore could also be negatively impacted by operations and represents a sensitive boundary. This may represent a potential constraint on development having regard to the natural capital value within the development site, the habitats and special interest of the SSS and ABI within the local areas, and broad-scale habitat connectivity and resilience of species of the wider area and the transfer of dust from the site to this designated area.

7.44. There may be opportunities for Biodiversity Net Gain through appropriate landscaping and habitat creation during works, as well as following mineral extraction through restoration and after-care.

Vehicle Access, Movement and Parking

7.45. Access to the site is well served by the existing road network, with possible vehicle access into the site via Mont Cuet Road leading to Rue Des Grands Camps, which is used by HGVs delivering waste to the adjacent landfill site. Alternatively, with quarry processing operations on the current green waste site, if quarry access could be provided on the northern boundary it would eliminate the need for those vehicles having to use Rue Des Grands Camps in the processing part of the operation.

7.46. Rue Des Grands Camps is narrower than the recommended 5.5m width. The implications of this will depend on the likely number of 2-way HGV movements. The pinch point on Mont Cuet Road (adjacent to L'Eternite) acts informally as traffic calming but if significantly increased traffic flows are predicted the road width will need to be investigated.

7.47. Development of the site, including possible vehicle movements between Chouet Headland and

Les Vardes Quarry, will increase traffic on the local road network, including HGVs, through L'Islet Local Centre, the implications of which might constrain the scale and intensity of development. Conflicts may occur between the traffic associated with the proposed quarry development and traffic accessing the existing landfill site at Mont Cuét and the green waste composting site. Conflicts may also arise between vehicles accessing the proposed quarry site and pedestrians/users of the coastal path around Chouet Headland. However the site offers an opportunity to improve access and movement through the proposed quarry development, to the existing landfill site which may incorporate the closure of the public road, Rue Des Grands Camps. Reduced output from Les Vardes may ultimately result in reduced traffic movements in the area of that quarry.

7.48. Public access to the headland will also present potential for conflict between pedestrians and vehicles accessing the site, for example using Rue des Grand Camps. For public safety reasons, it may be necessary to temporarily close the coastal footpath and Rue des Grand Camps for short periods before and during blasting events, affecting public accessibility at times. This will also constrain the access to the ordinance store used by Guernsey Police.

7.49. The public car parking areas are well used and aside from the temporary closure mention above, their permanent closure would have a negative impact on public accessibility of the headland, access to the private boat moorings and access to the Marine Observatory/Seawatching Hide. The former 'bring bank' area which is used informally for parking may need to be closed to the public for safety reasons without significant impact on access to the area.

Services and utilities

7.50. The existing electricity supply to the site represents an opportunity, however the supply and use of electricity in connection with the quarrying of the headland is likely to increase network demand. Depending on the approach to development, the existing supply could be utilised in connection with the early stages of mineral extraction on the site. The existing supply could support a crusher on site in connection with mineral extraction drawing no more than a 850kW of supply.

7.51. The need to upgrade the network is a constraint that will need to be addressed early in the development process and in the longer term Guernsey Electricity indicate that it will be necessary for an additional transformer on site to serve additional plant as mineral extraction progresses. In addition, there may be a requirement to upgrade the electricity network in the local area as additional plant and equipment is required. Notification and contact with Guernsey Electricity at least 4 years in advance is required for potential additional future requirements.

7.52. Regarding potable water, the water main in the road has sufficient capacity.

7.53. A WWII bunker in the north west of the site is a licensed explosives store which may impact on the proximity of other storage of explosives and blasting associated with the mineral extraction. Total loss of access to the bunker would raise concerns and have implications for Guernsey Police who would in turn need alternative Law Enforcement explosive storage facilities remote from domestic habitation and have power for dedicated alarm systems. However, the Police have indicated that limited restrictions on access to the bunker should not impact on any emergency response as there is another smaller storage facility elsewhere on the Island.

Small scale infrastructure

7.54. Depending on the impacts and extent of extraction, the existing small scale infrastructure compound installed on the WWII Bunker comprising of a weather station, solar panels and masts may continue to be accommodated on the site.

Potential for future uses

7.55. There is potential for future water storage at the site once it has been fully extracted, albeit that there are likely to be significant challenges given the close proximity of the sea and the water quality risk of the adjacent landfill site and Torrey Canyon quarry.

7.56. Alternatively there may be opportunities to use the site for inert waste following the completion of extraction. There also may be leisure and recreational opportunities.

7.57. At present, it is not possible to give direction on the future use of the site to meet future needs of the Island. However this aspect should be kept under review and updated accordingly by the Authority.

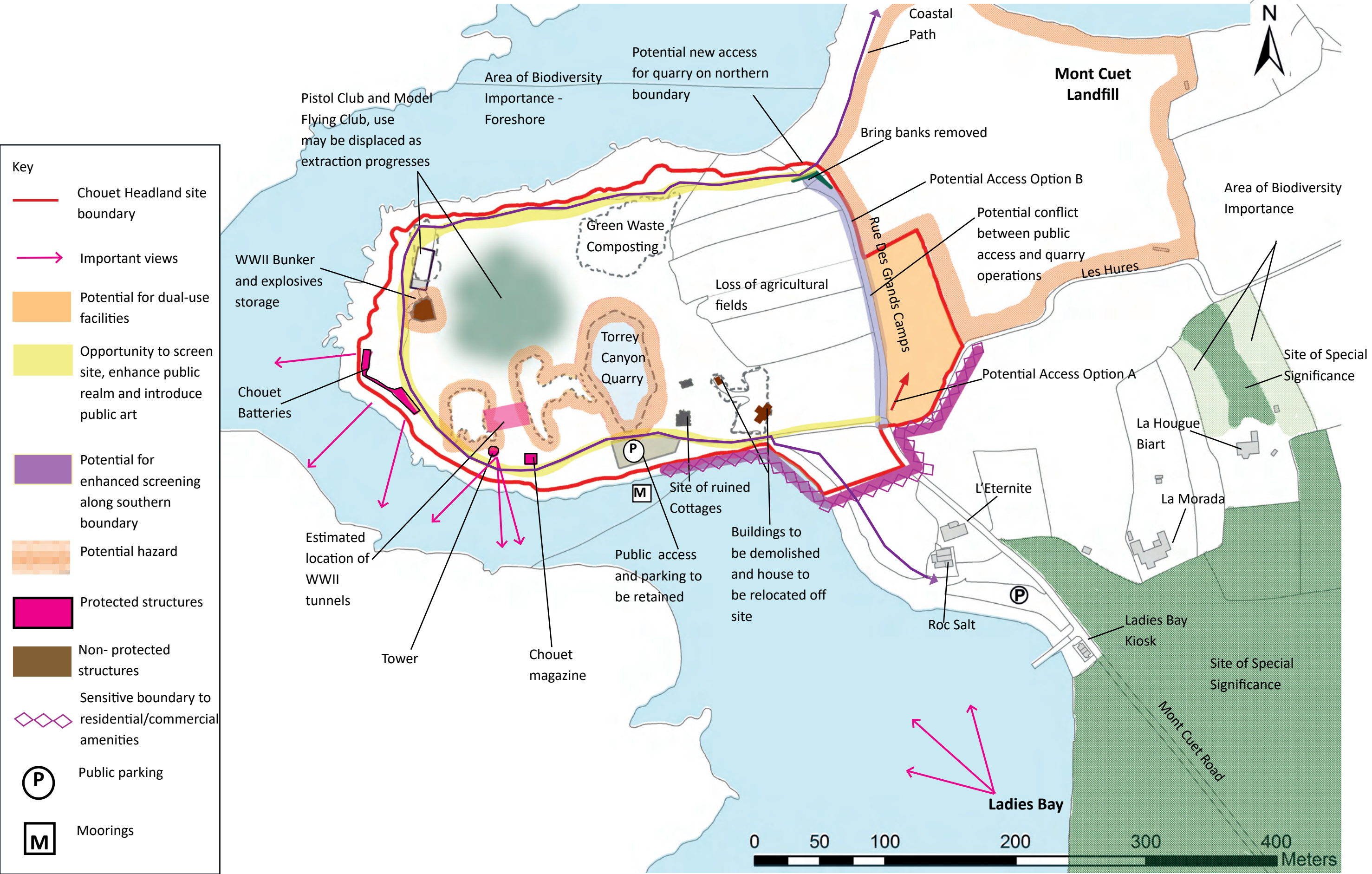


Image 27: Site analysis diagram

8. Development Guidelines

8.1. The following guidelines must be read in association with the preceding analysis and context. The overall intention of the Development Framework and of these guidelines is to ensure that mineral extraction can occur within the Chouet Headland in a sustainable fashion, respecting and protecting the local environment surrounding the site, as well as the amenity of local communities and residents and the local infrastructure. Achieving the high quality of development required by the IDP requires the development guidelines to be used to inform an iterative design process.

Proposals for Development

8.2. The development of a quarry on the Chouet Headland is likely to require the following land uses:

- an area where the granite is extracted (the quarry void);
- ancillary areas for the processing of extracted rock and loading of HGVs for transportation of extracted materials;
- ancillary areas for site infrastructure including offices, welfare, car parking, stores, weighbridge;
- site access;
- areas for storage of soils and overburden; and
- areas for landscaping works.

8.3. The development guidelines primarily provide guidance based on the assumption that these uses will form part of any proposals for mineral extraction, but should formal proposals incorporate other activities, these will be assessed at the planning application stage against the planning policy framework in place at the time of determination.

Key Development Principles

8.4. The following broad development principles are expected to be met in order for any proposal to secure planning consent. Proposals must be designed to:

- minimise greenhouse gas emissions and other emissions;
- minimise energy and water consumption and incorporate measures for water recycling and renewable energy technology and design in new facilities where possible;
- maximise the re-use or recycling of materials;
- utilise sustainable drainage systems wherever practicable;
- protect and enhance the character and quality of the sites setting and its biodiversity interests and mitigate for any predicted loss, including in relation to the marine environment;
- ensure resilience and enable adaptation to a climate change; and
- Ensure high quality site restoration.

8.5. Development will not be permitted unless it can be demonstrated that it is unlikely to generate unacceptable adverse impacts from noise, dust, vibration, odour, emissions, bioaerosols, illumination, visual intrusion, traffic or exposure to health risks and associated damage to the qualities of life and wellbeing to communities and the environment.

Technical Evidence

8.6. A number of detailed investigations will be required to support any planning application for quarrying which will inform the Environmental Impact Assessment including:

- Site selection study (consideration of alternative options), Ecological Impact Assessment, Hydrogeological Assessment, Air Quality Assessment, Noise Impact Assessment, Historic & Cultural Environment Assessment, Marine Environment Assessment, and Vibration & Blasting Assessment; Traffic Impact Assessment;
- Health Impact Assessment considering issues including noise & air pollution, loss of access to open space, road and traffic safety issues and anxiety (re potential and actual development); and
- Landscape Value Impact Assessment, including the setting of the Protected Monuments.

8.7. The evidence base required to support any planning submission is expected, as far as possible, to cover the entire site to ensure that the implications are fully understood, even if phasing is proposed. That is, the EIA including the TIA and other assessments should take a comprehensive approach to the site rather than presenting a partial indication of impacts and mitigation requirements. More information on the nature of the assessments and information required is provided throughout these development guidelines and further outlined in Appendix 2.

8.8. The scope of the EIA should cover the entire site as far as possible with a minimum assessment of Phase 1 & 2 together as their are intrinsically linked and include the following:

- an assessment of the potential effects from mineral extraction on air quality (including dust emissions) having regard to best practice and published guidance available at <https://www.gov.uk/guidance/minerals>. It is advised that the applicant liaises with the Office of Environmental Health and Pollution Regulation on any proposed monitoring for such assessments. Assessment of PM2.5, PM10, NOx, SOx over a 2km range will be expected. Accurate and localised information is expected to be obtained to inform this assessment along with additional monitoring data along the route which would be used to haul rock between Chouet and Les Vardes as part of the transition and static dust monitoring undertaken. Quarry operations require a licence as it is a prescribed operation within the Environmental Pollution (Air Pollution) Ordinance, 2019.
- an ecological impact assessment should be carried out in accordance with good practice (such as the CIEEM Guidelines for Ecological Impact Assessment in the UK and Ireland) to assess the potential impacts of the proposed development on biodiversity within the site and adjacent SSS and

ABI, including the foreshore.

- a noise impact assessment, which should identify all sources of noise and, for each source, take account of the noise emission, its characteristics, the proposed operating locations, procedures, schedules and duration of work for the life of the operation, and its likely impact on the surrounding area including noise-sensitive properties and sensitive environmental sites. Opportunities for proposals to seek to minimise, mitigate or remove noise emissions at source should be identified.
- a vibration and blasting report in accordance with 'BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites. Noise and vibration.' The assessment would need to identify suitable limits to safeguard the protection of adjacent buildings (such as the Protected Monuments and other nearby properties) and minimise any loss of amenity to nearby residences and restaurant. It is likely that monitoring of vibration levels would be required throughout the different phases of mineral extraction on this site to ensure there is no harm caused to surrounding structures. Coastal footpaths surround the site that attract many visitors all times of the day throughout the year, particularly in the summer months. The specific effects of blasting-related vibration on the integrity of the Mont Cuet landfill site and engineered cells should also be addressed in detail. The blasting for mineral extraction would need to be managed to ensure the safety of the public (particularly at peak times) and nearby amenity of surrounding uses.

8.9. The findings of the EIA will inform the detailed requirements for appropriate mitigation measures. The requirements of other legislation should also be considered at an early stage. Proposals will not be supported if the level of risk to public health or safety associated with the development is considered to be unacceptable.

8.10. The information provided for the EIA relating to ecology, archaeology and cultural heritage is required to be reviewed by local experts.

8.11. The States will be carrying out a review prior to Phase 3 (see 'Phased approach') to allow for up-to-date evidence to be considered in determining if quarrying on-island is still the appropriate supply route for aggregate in the future. A further EIA should be conducted at that time, as the receiving environment may have changed significantly over the time period.

Phased approach

8.12. In accordance with policy GP10: Comprehensive Development, proposals for development on this site must conform to a comprehensive scheme for the whole site in order to make the most effective and efficient use of the land. Any phases that are intrinsically linked must be fully assessed and considered together. Given the type and nature of development occurring over a long time frame and reflecting the different land ownership and land uses within the area, dividing the site and taking a phased approach is considered appropriate. Accordingly, Chouet Headland should be developed in three

phases, progressively advancing westwards, as shown on image 29.

8.13. The three phases of development at Chouet Headland should advance westwards and align with the completion of Les Vardes. Operations would commence within the eastern part of the site (which is owned by Ronez) and progressively deepen the mineral working through successive levels, each nominally 10m high, to create a suitable platform below surface level upon which a new processing plant could be erected. During Phase 1 the extracted granite from Chouet Headland would undergo crushing using a mobile primary crusher located within an old quarry on the northern edge of the headland (currently used for green waste recycling). This will make the material more suitable for road transportation to Les Vardes for further processing to produce aggregates using the established plant.

8.14. Once a suitable platform below ground level has been created in the Chouet quarry void, a new quarry processing plant would be established and the existing plant at Les Vardes dismantled. This will allow the remaining constrained reserves at Les Vardes to be worked, with the extracted rock transported by road to the new plant at Chouet for processing. Following exhaustion of the reserves at Les Vardes, the workings at the Chouet Headland should progress into Phase 2, extending westwards into land owned by the States of Guernsey and taking in the Torrey Canyon Quarry and current green waste site.

8.15. Phase 3 (the final phase) will extend the workings further to the west and include land currently used by the Guernsey Pistol Club and the Guernsey Model Aircraft Club. If this final phase is progressed, the quarry would develop to its maximum lateral extent which would allow the workings in Phase 2 to be deepened. If Phase 3 is not progressed, the maximum extraction of Phase 2 cannot be achieved.

8.16. The States agreed in September 2021 that Phase 3 of development of Chouet Headland for quarrying will be subject to the further agreement of the States so that they can decide whether on-island quarrying remains the most appropriate method of supply of aggregate for Guernsey in light of evidence available at that time.

8.17. Ronez estimates that the lead in time for the development of Phase 3 would be 42 months. This accounts for the planning process (including a further EIA), site preparation and quarrying weathered rock to expose 'blue' granite. Taking into account the time required to update evidence and the lead in time for Phase 3, the States will review the principle of quarrying on-island no later than five years before the completion of Phase 2.

8.18. At the end of Phase 2, the plant would be dismantled, and the remaining reserves worked, again being processed using a mobile plant. The design of the quarry would take into account the volume of soils and other deposits (known as overburden) stripped to expose the granite and how this can be beneficially used to help screen the workings to ameliorate both visual and acoustic impacts. It will also

be necessary to consider what volume of material might need to be retained for final restoration works. Should there be a surplus of such materials then a scheme would need to show how this material can be beneficially used off site as part of the planning application. Any overburden not used for screening or other schemes agreed with the States would be placed in the worked-out sections of Les Vardes.

8.19. Although this phased approach is acceptable, the quarry operator has indicated that Phase 1 itself is not viable to extract, so as a minimum it is expected that Phase 1 and Phase 2 will be worked. Given the expected 'life' of the quarry which extends beyond the current planning policy framework, it is likely to be appropriate to re-assess the evidence base after completion of Phase 2 to take into account any new technological, policy or other circumstances and issues which may influence the decision as to whether a continuation of quarrying on island is appropriate at that point.

8.20. While phasing of development may be allowable, proposals should demonstrate that monitoring and management of the site will be on-going. For each phase of development, proposals will need to demonstrate the appropriate management of the site and comply with the requirements of the Health and Safety Executive and the Office of Environmental Health and Pollution Regulation for a licence. A Construction Environmental Management Plan (CEMP) covering the development and operation of the subject phase will be required.

8.21. A comprehensive scheme for remediation of the contaminated material will be required for each phase, demonstrating to the satisfaction of the Development & Planning Authority, Health & Safety Executive and Pollution and Waste Regulation Officer that each phase can be successfully developed without posing significant risk to public health and safety. This may include limitations on workings of the site or cessation of existing uses at different stages. Appropriate measures will be subject to planning conditions and control as appropriate by other legislation.

Dual Use of Facilities

8.22. Dual Use of facilities may reduce the impact of proposal on the landscape (see section 8.56-8.58 below) and represents a more efficient use of existing resources which is an objective of the IDP. Planning applications will be required to demonstrate that consideration has been given to the use of existing infrastructure within the site that currently serves Mont Cuét (weighbridge, reception and ancillary facilities) as the dual use of facilities wherever possible is encouraged.

8.23. The co-ordination of activities and shared use of facilities and equipment between the Les Vardes and Chouet Headland is also encouraged although this does not preclude the independent operation of Chouet Headland. This may involve commencing Phase 1 extraction at Chouet Headland and the transfer of materials for processing to the existing plant and equipment at Les Vardes Quarry. Once Chouet headland is sufficiently progressed, plant and equipment could be transferred from Les Vardes and sited appropriately. Extraction of the final reserves located under the existing plant and

equipment at Les Vardes could then occur. This will have traffic and transportation implications which are expected to be assessed in a Traffic Impact Assessment accompanying any planning application.

Access to Waste Management facilities

8.24. Development of the site must ensure that an appropriate access to the existing landfill site is maintained to enable Mont Cuét to continue to receive hazardous waste and green waste windrow composting. Proposals to relocate the green waste composting facilities to an appropriate site at Mont Cuét would be supported in line with the Solid Waste Strategy and must be determined prior to the commencement of Phase 1 mineral extraction.

8.25. Pollution potential from historic filled landfill sites may require sub-surface site investigation techniques, and evidence will be required to demonstrate the implications of quarrying operations, including vibrations from blasting, on:

- the historic landfilled waste site at Mont Cuét including the potential migration of landfill gas and leachate at lower levels;
- the hazardous waste landfill cells at Mont Cuét;
- the management of landfill gas; and
- the ability to actively extract and potentially utilise methane generated from waste decomposition.

8.26. Development proposals will be expected to take those implications into account and suitable mitigation measures applied.

Loss of Agricultural land

8.27. The five agricultural fields will be lost as a result of development, within the first phase of extraction. These fields lie outside the Agricultural Priority Area so providing that other policy requirements of the IDP are met, then their loss would not conflict with policy OC5(B): Agriculture Outside of the Centres - outside the Agriculture Priority Area.

8.28. The historic field pattern is of value to the landscape, contributing to the open rural character of the area. A Landscape Value Impact Assessment will be required to take their loss into account. If possible and practicable, the soil resources should be retained, conserved and handled appropriately during operations and restoration.

8.29. There is further agricultural land to the east of the site and any potential impacts are expected to be identified and investigated as part of the EIA.

Residential Use and Residential Amenity

8.30. There is one vacant residential unit within the site (The Bungalow), and three residential

dwelling within 400m of Phase 1 of the site. In accordance with Policy GP12 and the protection of existing housing stock, demolition and replacement of the existing residential unit (The Bungalow) elsewhere on a suitable site may be considered only where it facilitates a development of substantial and overriding economic and/or social benefit.

8.31. No demolition of the existing building can occur prior to the grant of planning permission for its replacement on a suitable site. A full planning application will be required for this replacement dwelling prior to, or in tandem with the application for proposals for Phase 1 mineral extraction on the site. Any replacement dwelling must be of a type that is reflective of the demographic profile of households requiring housing. Planning conditions may be applied to any planning permissions and/or a planning covenant may be required to ensure replacement of the residential unit.

8.32. Given the nature of mineral extraction, there is the risk of statutory nuisance arising from development from noise, dust, air quality, light pollution or vibration and technical evidence in support of any planning application must demonstrate that such impacts can be appropriately mitigated and without unacceptable environmental impacts, for example making use of spray systems and hard surfaces for dust suppression, where appropriate. Further details on the scope of the information and assessments to be provided see Appendix 2.

8.33. Should it be necessary to include a blast separation distance, this should be established on a site-specific basis and should be effective, properly justified, and reasonable. It should take into account:

- the nature of the mineral extraction activity;
- the need to avoid undue sterilisation of mineral resources;
- location and topography;
- the characteristics of the various environmental effects likely to arise; and
- the various mitigation measures that can be applied.

8.34. Lighting on the site should be kept to the minimum needed for security and safe working to avoid light pollution.

8.35. The health of local residents, particularly those living closest to the site, must be fully considered and explored in a Health Impact Assessment.

Existing Contamination and Unexploded Ordnance

8.36. Investigation and full remediation works of oil and any weapons/explosives in Torrey Canyon found should be undertaken prior to commencement of Phase 1 unless it can be satisfactorily demonstrated that an alternative approach is acceptable. Advice on the approach to investigation and remediation should be sought from the Health & Safety Executive and the Office of Environmental

Health and Pollution Regulation at an early stage.

8.37. In the case that it is shown that retaining water must in the Torrey Canyon Quarry is sufficient to keep any potential ammunitions stable in Phase 1, a suitable sized rock buffer may need to be maintained between the Torrey Canyon Quarry and any new mineral extraction areas to protect and maintain the water filled quarry. In the event of it being necessary to drain Torrey Canyon Quarry, the removal of any ordnance present would need to be carried out by qualified EOD operatives. Items of military ordnance should be recorded and those that could be safely displayed be offered to museums or other interested parties. The Health and Safety Executive has advised that the impacts of potential detonation at present are likely to be contained within the quarry given the depth of the quarry and that it is currently filled with water.

8.38. Appropriate safe systems of work would be expected in the event of a find of suspected unexploded ordnance in order to safeguard employees and public in the vicinity of any such find.

8.39. A number of other quarries on the site have been infilled utilising imported materials. As such this could give rise to potential pollution through leaching of contaminated water from these former quarries into new excavation or local soil and water networks which could impact on wildlife habitats and public health. An assessment of these potential impacts is expected as part of an EIA.

Leisure and recreational facilities

8.40. Development proposals should enable the continued use of the Chouet Pistol Range and the Model Flying Club and associated access, parking and facilities. However where mineral extraction proposals would result in the loss of these facilities at Chouet Headland, proposals for development must demonstrate that the existing facilities can be adequately replaced on an appropriate site within the terms of IDP policies or the facility is no longer required.

8.41. No evidence has been identified through preparation of this Development Framework to demonstrate that these facilities are no longer required. Demonstration of compliance with this policy must occur prior to the point of extraction on site beyond which it is no longer safe to continue these uses. If no alternative provision can be made, the extent of Phase 1 and 2 mineral extraction must be such that the Pistol Club and Model Flying Club can continue to operate.

8.42. Public access to the Marine Observatory/Seawatching Hide and connectivity to the wider network of coastal footpaths should also be maintained, having appropriate regard to the public safety. The implications of restricted access to users of the coastal headland must be investigated within the EIA and/or the Health Impact Assessment, for example implications for walking, running. Advantage should be taken of any opportunities to improve pedestrian connectivity through linking footpaths to the restored areas of Mont Cuet.

Protected Monuments

8.43. The Protected Monuments within the site are considered to be structurally sound. Therefore their demolition will not be supported unless cogent and compelling evidence is provided to demonstrate that they are not structurally sound.

8.44. Operations undertaken on the site, particularly but not limited to blasting, must not prejudice the structural stability of the Protected Monuments. Planning permissions are anticipated to include a condition requiring the structural integrity of the Protected Monuments be monitored. A structural survey prior to the commencement of quarrying operations should be used to set the benchmark against which any further inspection can be based to assess damage. The onus will be on the applicant to demonstrate that development will not affect the structural integrity of the Protected Monuments, and this should be evidenced through the EIA.

8.45. The existing sightlines between Towers is an important part of the Protected Monument setting to be considered. In addition, the south and east facing hillside forms an important part of the setting of the Protected Monuments. An approximate buffer zone (see image 28), which can be refined through further assessment and evidence at the planning application stage, for example via a Landscape Value Impact Assessment and/or EIA, will prevent mineral extraction from this area and retain the setting of the Protected Monuments.

Buildings and Structures that do not have Statutory Protection.

8.46. A formal assessment has been undertaken which concludes that the WWII tunnels, bunker and the cottages that inspired G.B. Edwards 'The Book of Ebenezer Le Page' are not worthy of statutory protection. However, a planning application that includes the demolition of the WWII tunnels will, if granted, be conditioned to require appropriate recording. Outputs of recording of the tunnels and bunker could be part of the public art scheme for the site.

8.47. Prior to any quarrying taking place in areas that are likely to have German defences present, any post war overburden be carefully removed to allow an archaeological survey of any surviving features to allow them to be recorded and photographed.

8.48. Prior to the demolition of any German structure within the area, the opportunity be afforded to remove any remaining fixtures and fittings present that may be of value in the conservation or restoration of similar structures elsewhere on the island.

Police Ordinance storage

8.49. There is a licensed explosives store on site where access is also required by Guernsey Police for security purposes. It is not uncommon for quarries (including Les vardes) to store explosives on site, and best practice and guidance in relation to the separation of explosive stores can be found in the

UK's 2014 Explosives Regulations. There are also specific Island Ordinances that address explosives to be considered. Details of appropriate measures will form part of the planning application and separate licensing stage.

8.50. Given the importance of this store for Police operations, and therefore the safety of the community, proposals would need to demonstrate for each phase whether it is safe to continue with this explosive store use and operate the site for mineral extraction, and demonstrate how appropriate access will be maintained for the Police. Unless demonstrated the facility is no longer required by the Police, alternative Law Enforcement explosive storage facilities must be provided if use of this store becomes unsafe or inaccessible, which must be remote from domestic habitation and have power for dedicated alarm systems. Development will not be supported unless appropriate access is maintained if no alternative store can be provided.

Archaeology

8.51. The site includes undisturbed land and three findspots, which in combination with other archaeology found in the vicinity, gives potential for the site to have archaeological value. Therefore a planning permission will be conditioned to require a scheme of archaeological mitigation to be funded by the applicant and/or developer. As a minimum this should include:

- archaeological supervision of the stripping of the topsoil for the whole of the site
- geophysical survey of the five fields in the east of the site; the garden of The Bungalow in the south-east; and the higher area to the west.
- The geophysical survey can then be used to highlight areas of further archaeological interest. Although such features are possible on the higher ground in the centre and west of the site, the lower-lying fields in the east are more likely to be archaeologically productive.

8.52. Outputs from the recording of the archaeology of the site and any findings could form part of the public art scheme for the site.

Biodiversity

8.53. In accordance with the Strategy for Nature SPG, sustainable and effective nature management is required to achieve the vision of 'Guernsey's nature; great today, better tomorrow'. The site is adjacent to the Foreshore Area of Biodiversity Importance, which extends to almost all of Guernsey's inter-tidal area, and further afield there is the L'Ancrese Site of Special Significance (approximately 125 metres north-west). The site has intrinsic value to ecological networks and must be developed in a way to ensure no unacceptable impacts on the special interests of these areas. Due to the type and scale of the operations anticipated by this Development Framework, a planning application must include an EIA of the potential impacts of the development on nature as well as an outline CEMP for how these impacts will be mitigated. In the case of negative effects on the SSS and ABI, mitigation will be expected to be

achieved in accordance with the IDP. This will be evidenced through an EIA submitted with the planning application.

8.54. Application of the mitigation hierarchy to avoid, mitigate or compensate for biodiversity losses and a Biodiversity Net Gain approach is expected. In accordance with the Strategy for Nature SPG, there must be no net loss of natural capital.

8.55. Development must not result in the deterioration of water quality or ecological status of any water resource including the ocean and dewatering techniques that would impact local water resources must not be used.

Landscape

8.56. The extraction of material within the site as well as associated operations, plant, machinery and buildings have potential to have a visual impact on the landscape character and its openness. A planning application will be expected to include:

- a Landscape Value Impact Assessment (LVIA), which will include recommendations to mitigate any negative effects; and
- a site specific landscaping scheme that will carry out the recommendations of the LVIA.

8.57. Proposals for development need to take into account the constraints and opportunities that the site presents to ensure that such development responds to visual amenity from sensitive viewpoints. Applicants are encouraged to submit 3D modelling images as part of any planning application for mineral extraction to assist with public consultation on development proposals. It is expected that the plant is colour recessive and is positioned to take into account the landscape impact.

8.58. A planning permission will include conditions requiring the landscape scheme, taking into account the mitigations measures identified through the EIA and including security measures, to be implemented, maintained and any restoration included.

Access & Movement

8.59. Proposals will be required to demonstrate that:

- the proposed access arrangements are safe and appropriate to the scale and nature of movements associated with the development to ensure that the impact of traffic generated is not detrimental to road safety
- the highway network is able to accommodate the traffic flows that would be generated, as demonstrated through a transport assessment, and the impact of traffic generated does not have an unacceptable adverse impact on the environment or local community.

- emission control and reduction measures, such as deployment of low emission vehicles and vehicle scheduling to avoid movements in peak hours, and minimisation of vehicle movements by the optimal use of the vehicle fleet.
- satisfactory provision is made for vehicle turning and parking, manoeuvring, loading, and, where appropriate, wheel cleaning facilities.

8.60. To assess the potential impact of the development locally and on the surrounding road network and on residential amenity a Traffic Impact Assessment (TIA) must be carried out by appropriately qualified professionals as part of the EIA. Consideration will need to be given, through this TIA, to relevant issues including:

- the effect of additional HGV traffic and vehicles associated with the new quarry and landfill site on this road and the cumulative impact on local road junctions;
- likely number of 2-way HGV movements on Rue des Grand Camps;
- increases in traffic flows compared to existing;
- implications of road width (including Rue des Grand Camps and pinch point adjacent to L'Eternite in Mont Cuet Road);
- impact of additional vehicle movements associated with deliveries and despatches at the site following the processing of stone;
- the impact of quarry traffic travelling between a new quarry at Chouet Headland and the existing Les Vardes Quarry, especially through the Local Centre of L'Islet; and
- implications of traffic movements to Les Monmains.

8.61. Of particular interest in the TIA will be phase 1 if there is to be regular shuttling of vehicles between the quarrying operation and Les Vardes site. An assessment of that specific route would be required. An understanding of trip generation/distribution for the phases to understand how those movements might affect the wider Island road network would be required. The findings of the TIA must be reflected in development proposals.

8.62. Vehicle access into the site to serve future mineral extraction could be off Rue des Grand Camps, at least 20m away from the existing access to Mont Cuet Landfill site, and 20m away from the access leading to Torrey Canyon Quarry in order to comply with traffic engineering guidelines. Alternatively an access on the northern boundary could be an acceptable alternative. The design of any access would need to be compliant with the access requirements in Appendix 2 of the Traffic Engineering Guidelines for Guernsey. Image 28 indicates the potential locations for access to the site.

8.63. It is noted that Rue des Grand Camps is currently used by HGVs delivering hazardous waste to the adjacent landfill site at Mont Cuet and the existing green waste facility to the north east and beyond to the coastal footpath. Consideration must be given to the potential for conflict between traffic associated with the proposed quarry development and the traffic accessing the existing landfill site at Mont Cuet or the coastal footpath beyond. There is potential to reduce this conflict by closing part of

the public highway and re-designing an enhanced and safe access for both the landfill site at Mont Cuet and proposals for mineral extraction. Such proposals would be required to follow the necessary statutory procedures and demonstrate that they are in the public interest.

8.64. Where public paths are in close proximity to quarries it is not uncommon to temporarily close the path for a short period before a blasting event. In this respect, blasting is usually undertaken at set times of the day and sentries posted to stop people using the path. This may involve restrictions on blasting operations for mineral extraction and the potential closure of Rue Des Grands Camps and coastal footpaths, in the interests of public safety.

Parking

8.65. In accordance with Policy IP7: Private and Communal Car Parking, appropriate levels of parking must be provided on site for cars, motorcycles and bicycles associated with the use of the land (quarrying and landfill operations) having regard to the impact of such provision on the character and appearance of the locality and the functionality of the development.

8.66. The standards set out within the Supplementary Planning Guidance in respect of car parking do not apply in this location but any proposal must demonstrate that the parking provision is appropriate for the form of development proposed.

8.67. Provision of covered cycle parking which is covered, secure and easily accessible should be included in proposals in accordance with the requirements of Policy IP6: Transport Infrastructure and Support Facilities and the Supplementary Planning Guidance.

8.68. The public car park to the south of Torrey Canyon provides access to the coastal headland, private moorings and the public coastal walk and therefore should be retained. Access to the car park adjacent to the Pistol Club enabling appropriate access by the police to the explosives store car park is also required to be maintained. Access to the area used informally for parking at the north of the site (the former bring bank site) is unlikely to be maintained for safety and practical reasons. Given that this is not a designated public parking area, it would be unreasonable to require that public access is maintained.

Public Realm & Public Art

8.69. Policy GP18 and paragraph 19.19.6 of the IDP require that consideration is given to the relationship between the development and the public realm and sets out an expectation for proposals to enhance the character and functionality of the locality for the benefit of the public, including through improving accessibility to and enhancement of the public realm, where appropriate, within the site area and immediately adjoining the development site.

8.70. Development of the site also presents scope and opportunity to incorporate and enhance the public realm with proposals for public art. The site will be expected to include public art proposals, of a scale that is proportionate to the site. The coastal public footpath that runs around the perimeter of the site, particularly along the northern boundary presents scope for improvement and inclusion of public art.

8.71. This should be considered at the earliest possible stages of design to ensure that it appears and functions as an integral component rather than an add-on feature. When considering the incorporation of public art into a development, consideration of the Guernsey Arts Guidelines and any strategy in place for Arts on the Island is encouraged in order to secure high quality public art that is an integral part of the overall design of a development.

Utilities & Services

8.72. Proposals for development must take into account any requirements from Guernsey Electricity to ensure an adequate electricity supply. Guernsey Electricity has indicated that the existing network can provide for 850kw of supply ADMD for a new crusher without any significant alterations external to Mont Cuet. However, as mineral extraction progresses on the site, any increased demand due to additional plant equipment is likely to require an additional transformer and may require an upgrade of the network. Guernsey Electricity advises that any potential increased network demand in this sector would require at least 4 year advanced notice to provide suitable lead in time should significant network investment be required.

8.73. Adequate infrastructure must be provided to serve the proposed development, including additional water supplies and foul water drainage services if required. Consultation should be undertaken with the relevant utility providers early in the development process. A planning application must include a statement that sets out what consultation has been undertaken with utility providers and how this has informed the design of the development.

8.74. Regarding potable water, the water main in the road has sufficient capacity and any developer should allow for a water system designed for pressure of around 7 bar (71 metre head).

Surface water drainage/Sustainability

8.75. Sustainable Urban Drainage systems (SUDs) should be incorporated to ensure that surface water run-off from the site is properly controlled (Policy GP9). The design of the development must avoid the discharge of surface water off site, considering recommendations arising from the EIA. A Surface Water Management Plan will be required as part of any application detailing the treatment, attenuation and discharge measures proposed. SUDs proposals should be carried out in line with Guernsey Water's best practice guidelines and recommendations. The applicant/agent is encouraged to contact Guernsey Water early in the design process in this regard.

8.76. As noted, development must not result in the deterioration of water quality or ecological

status of any water resource including the ocean and dewatering techniques that would impact local water resources must not be used. There may be regulation of any discharges of water involved in the quarrying process if the proposed Water Pollution Ordinance is approved.

Restoration of the site

8.77. Minerals development results in a physical change to the land, often on a substantial scale. It is important that consideration is given, at the earliest possible stage, to how sites are reclaimed once workings have been finished. Land worked for minerals should be reclaimed at the earliest possible opportunity and high quality restoration and aftercare should take place, securing long-lasting community and environmental benefits.

8.78. In the interests of proper planning and sustainable development, a planning condition or planning covenant which includes a biodiversity net gain approach will be attached to any planning permission requiring restoration of the site in the interests of the proper planning and sustainable development of the areas. Restoration schemes may be required for each of the following depending on the stage of extraction (submitted for approval at an appropriate timeframe before end of phases are reached):

- Phase 1 scenario only, restoration triggered upon completion unless there is a commitment to continue mineral extraction;
- Phase 1 and 2 scenario only, restoration triggered upon completion of Phase 2 unless there is a commitment to continue mineral extraction; or,
- All phases and site wide restoration scheme upon completion of Phase 3.

8.79. An appropriate restoration scheme should take into account the location, local landscape character, the historic environment, habitat creation, hydrogeological and hydrological conditions as well as wider environmental objectives. Opportunities to improve public rights of way and maximise public amenity benefits should also be considered and it should provide for the removal of all buildings, machinery and plant when no longer required. It is expected that a Biodiversity Net Gain approach is taken during the preparation of a restoration scheme. The potential future use of Chouet Headland, following extraction, for water storage or use for inert waste should be considered in development proposals as appropriate.

8.80. In accordance with the above, and subject to confirmation of the proposed after-use, restoration plans should include the following information :

- details of any phased restoration and how it will be integrated alongside any working areas;
- details of the removal of buildings, plant, structures, accesses and hardstanding not required for long term management of the site, and where relevant any retention of such infrastructure;

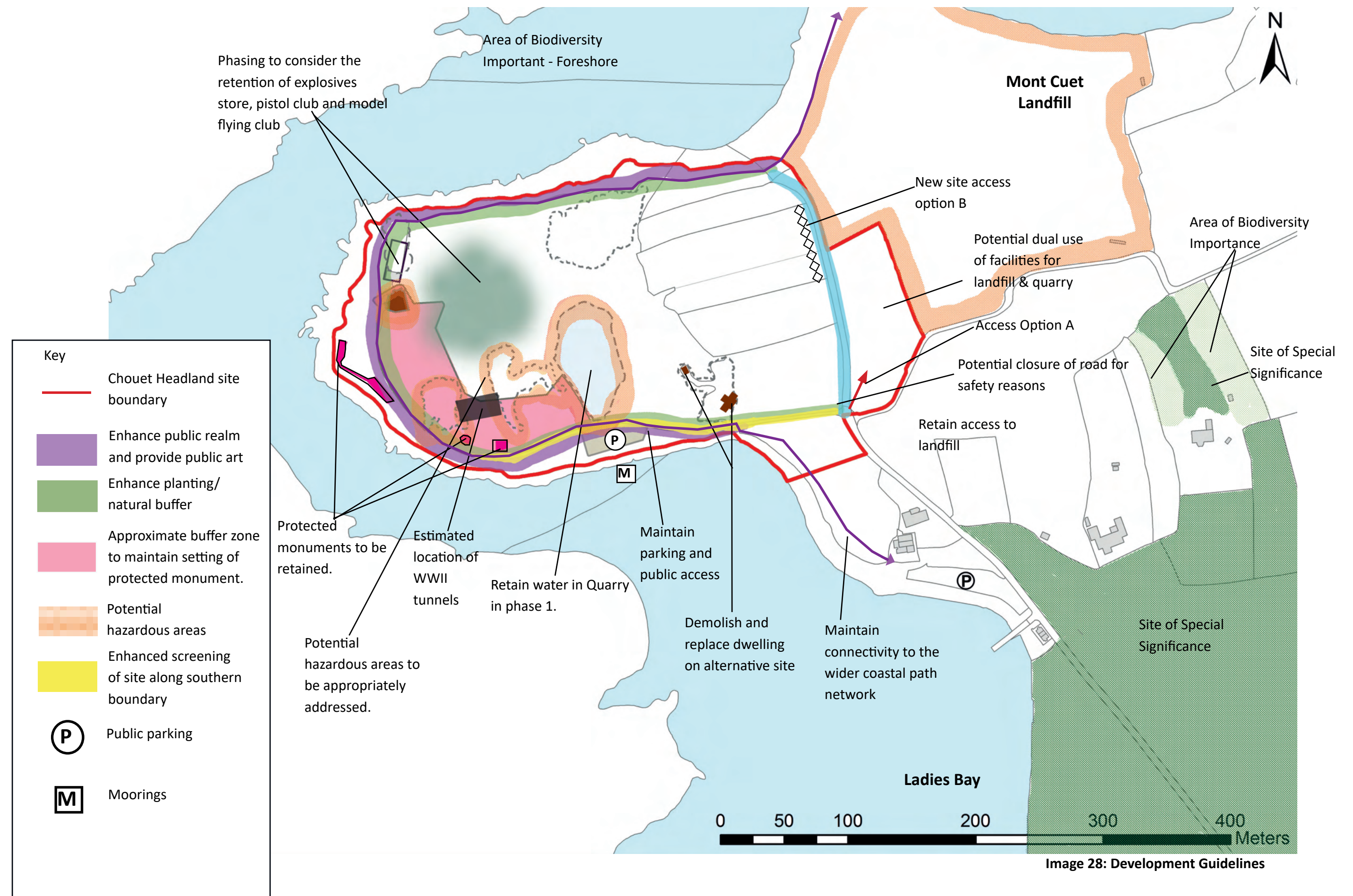
- a landscape strategy incorporating a biodiversity net gain approach. This should include consideration of connectivity with the surrounding landscape and habitats;
- identification and understanding of the geological, archaeological and historic heritage and landscape features and their settings and how these relate to the restoration plans;
- Restoration should complement the landscape character of the area, with carefully designed contours in order that gradients support biodiversity, amenity and the setting of heritage assets. Details of the proposed final landform including pre and post settlement levels are expected;
- appropriate consideration of public health and safety including in relation to land stability, and any arrangements for monitoring;
- Consideration of footpaths and open space, identifying opportunities to connect with existing rights of way;
- an assessment of soil resources and their removal, handling and storage, including any areas identified for the storage of soil. Appropriate consideration given to the separation of topsoil and subsoil;
- an assessment of the overburden to be removed and stored and the opportunities and constraints relating to the use of overburden for restoration of Mont Cuet; and
- an aftercare scheme covering a period of at least five years, including details of habitat management

8.81. Any planning approval should include detailed obligations on the developer for the reinstatement of the site at the end of each operational phase, and also that reinstatement should take place at the earliest opportunity within each phase within the practicalities of an ongoing programme of mineral extraction during the lifetime of the site.

Review and update of Development Framework

8.82. In view of the phased approach and the length of time involved in the full development of this site (expected to be beyond the life of the current IDP), this Development Framework will be reviewed at appropriate junctures from time to time by the Authority to ensure it remains up to date and relevant. As a minimum, this guidance should be reviewed within 12-18 months before the end of phase 1, and within 5 years before the end of phase 2 and as part of any future review of the Island Development Plan.

8.83. The periodic review of planning conditions/planning covenants is expected to ensure that the site operates to continuously high working and environmental standards to form part of a programme of routine monitoring.



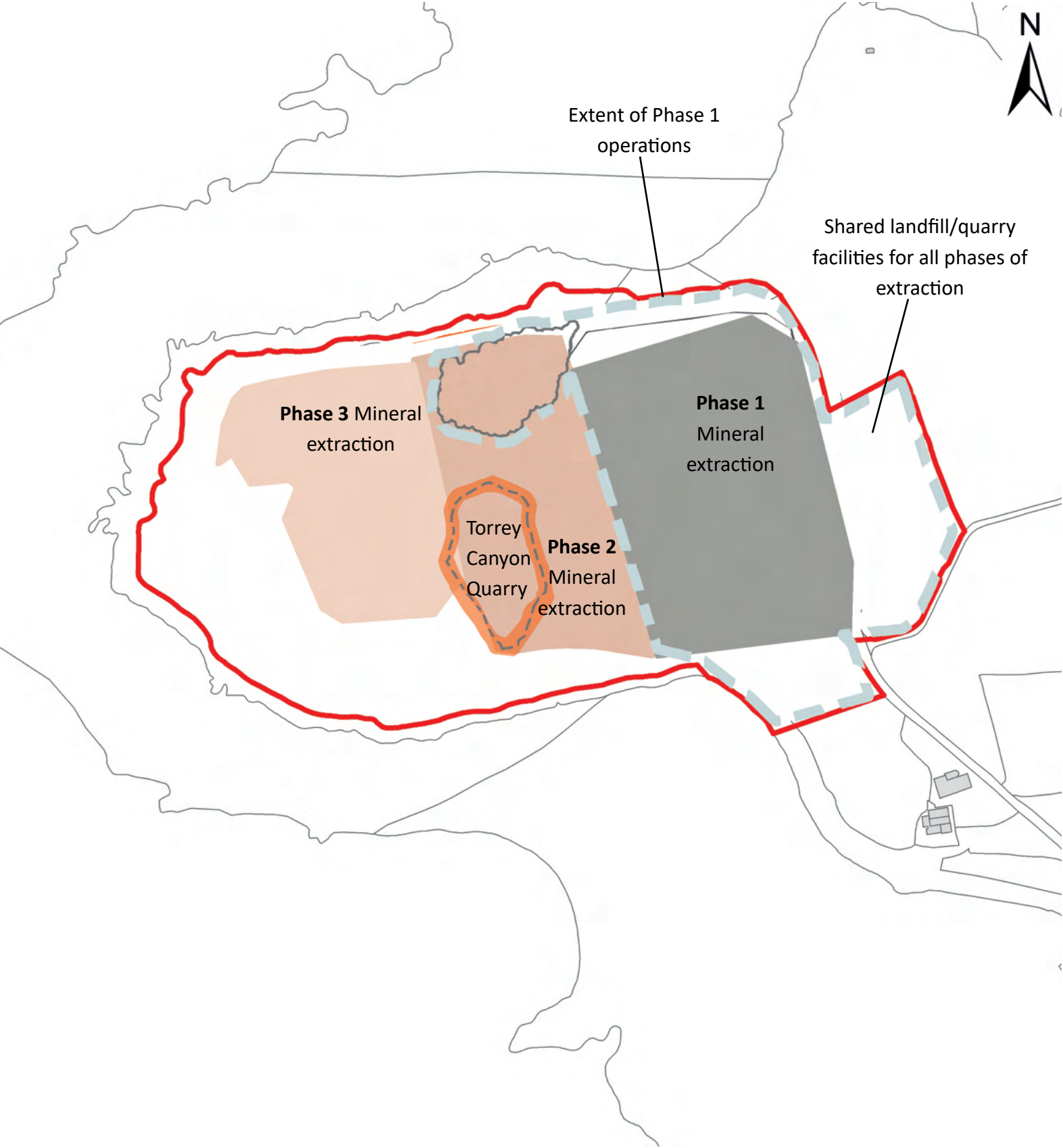


Image 29: Indicative Phasing mineral extraction digram

9. Environmental Considerations

9.1. The proposed development of a quarry at the Chouet Headland would fall within Schedule 1 of the Land Planning and Development (Environmental Impact Assessment) Ordinance 2007. Any planning application would need to be accompanied by an Environmental Statement. The Environmental Statement would present the findings of an EIA which would consider the likelihood of significant effects arising from the development. A key aspect of undertaking an EIA is to agree the scope of what needs to be assessed in detail, and what does not need to be assessed. This process is known as 'scoping'. An informal scoping opinion, to assist with the undertaking of an EIA, is attached to this Development Framework in Appendix 2.

9.2. Given the size and nature of the operation, a Construction Environmental Management Plan will be required as part of the EIA to ensure the site is run according to best practice. A Biodiversity Net Gain approach is expected to be adopted to inform the outline CEMP and support restoration plans. Advice on CEMPs is available here www.gov.gg/planning_building_permissions

9.3. Attention should be paid to environmental factors at all times throughout the quarry's operational lifetime to ensure that alterations in working methods for mineral extraction or new environmental factors can be identified and addressed. This would include working practices such as cessation of soil stripping in high winds and the use of spray systems in windy conditions. Additionally, the site should be the subject of a planned programme of routine monitoring. This should include, for example, ensuring that roads are maintained to avoid potholes and depressions which can trap dust. Further information will be expected to come via the EIA which should fully set out the issues to which development will need to respond.

9.4. Development Frameworks are required to include an outline Site Waste Management Plan specific to the site in question. A detailed Site Waste Management Plan is required at planning application stage. The Site Waste Management Plans Planning Advice Note can be found here- www.gov.gg/planning_building_permissions.

9.5. Site Waste Management Plans apply to all aspects of a project, with the majority of opportunities for waste minimisation existing at the design phase. Information should be provided with a planning application on the amount and type of waste that will be produced during the course of a project and how waste will be reduced, reused, recycled, recovered or disposed of. This should be by means of a living document, drafted from the conception of a project and being added to and evaluated throughout the design and planning application process and submitted again to the Authority prior to commencement of any extraction on the site and at the completion of each phase.

9.6. The following issues have been identified and should be explored further in a Site Waste

Management Plan at the planning application stage:

- All materials from the demolition of the existing buildings will be carefully sorted, separated, and distributed accordingly through the appropriate routes for reuse, recycling, recovery or disposal, in order to minimise the waste produced;
- Any excavated top-soil and sub soil should be stored on site for re use;
- Indicate how any surplus material will be used beneficially off site;
- Treatment and/or disposal details for the contaminated water from the Torrey Canyon Quarry and any potential contaminated waste found in the former filled quarries;
- Treatment and/or disposal of contaminated sediments and other waste materials from the base of Torrey Canyon Quarry, and soils within the Quarry perimeter;
- Details of specialist disposal methods for any ordnance found in the Torrey Canyon Quarry, in line with advice from the Police bomb disposal section and the Health and Safety Executive.
- The Site Waste Management Plan should demonstrate minimisation of waste disposal, instead supporting reuse and recycling.

Contact Us for further information and advice at: Planning Service, Sir Charles Frossard House, St Peter Port. GY1 1FH Telephone 01481 226200 Email planning@gov.gg

Have you visited our website? Go to www.gov.gg/planningandbuilding for additional guidance material and other planning information, including how to book a pre-application discussion.

This SPG is issued by the Development & Planning Authority to assist understanding of the provisions of the Island Development Plan (2016) and, where applicable, relevant legislation, by offering detailed guidance but is not intended to be exhaustive or a substitute for the full text of legislation or the policies within the Island Development Plan (2016). This SPG does not form part of the Island Development Plan (2016). It represents the Development & Planning Authority's interpretation of certain provisions of States of Guernsey policy or legislation. The guidance is indicative of the Development & Planning Authority's likely approach to development proposals in relation to the site in question and is not binding on the Development and Planning Authority. This SPG does not prejudice the Development & Planning Authority's discretion to decide any particular case differently according to its merits and it does not relieve the Development & Planning Authority of any obligation, restriction or liability imposed by or under the Land Planning and Development (Guernsey) Law, 2005. Copies of the text of the Island Development Plan (2016) are available from Sir Charles Frossard House and also available electronically online at www.gov.gg/planningpolicy. Copies of legislation are available from the Greffe. Electronic copies are also available at www.guernseylegalresources.gg. Substantive queries concerning the guidance or a specific site should be addressed to the Planning Service by email at planning@gov.gg. The Development & Planning Authority does not accept any liability for loss or expense arising out of the provision of, or reliance on, any advice given. You are recommended to seek advice from an independent professional advisor where appropriate.

Appendix 1: IDP Policy Context

Principal Aim of the Island Development Plan

To ensure land planning policies are in place that are consistent with the Strategic Land Use Plan and which help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Plan Objectives of the Island Development Plan

The Island Development Plan Objectives (in no particular order) are to:

- Make the most effective and efficient use of land and natural resources;
- Manage the built and natural environment;
- Support a thriving economy;
- Support a healthy and inclusive society;
- Ensure access to housing for all;
- Meet infrastructure requirements.

IDP Policy	Policy Relevance
S1: Spatial Policy	The spatial policy is to concentrate the majority of new development in the Main Centres and Main Centre Outer Areas; to make provision for limited development in Local Centres and to allow for development Outside of the Centres in identified specific circumstances in accordance with the SLUP.
S4: Development Outside of Centres	The IDP makes provision for certain types of development Outside of the Centres.
S5: Development of Strategic Importance	This policy applies where development is clearly in the public interest but may conflict with other policies in the IDP. Proposals must represent the best practicable option, taking into account all relevant economic, social and environmental considerations. Environmental mitigation measures should be incorporated into schemes from the outset. All proposals must accord with the Principal Aim and relevant Plan Objectives.

OC2: Social and Community facilities	This policy applies where development is for social and community facilities Outside of the Centres. Proposals for new social and community facilities will only be permitted where this can be achieved through the conversion of a redundant building. Proposals for the extension, alteration and redevelopment of existing social and community facilities will supported where proposals would not undermine the vitality of the Centres, it is of an appropriate scale to its setting and there are no unacceptable impacts on the visual appearance and amenity of the location concerned. Change of use away from this use to another will be supported where it is demonstrated that the existing facility is no longer required or the facility is already adequately provided in the locality, or that the facility is provided within or around a Main or Local Centre.
OC9: Leisure & Recreational facilities	The IDP sets out that the change of use of existing leisure and recreation facilities to other uses will be supported where it can be adequately replaced or is no longer required.
GP1: Landscape Character and Open Land	Development must respect the relevant landscape character type within which it is set and must not result in unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area, and takes advantage where practicable of opportunities to improve visual and physical access to open and undeveloped land. A landscaping scheme will be required for this scale of development as well as a scheme for restoration and after use.
GP2: Sites of Special Significance	Consideration will need to be given to any potential effects on the special interest of Sites of Special Significance and demonstrate that the proposals would not have a damaging or negative impact which cannot be satisfactorily mitigated or offset.
GP3: Areas of Biodiversity Importance	Areas of Biodiversity Importance contribute significantly to the biodiversity of the island and the ABI designation provides a mechanism to offer some protection and enhancement of such sites when development proposals are being considered. Some ABIs support the special interest of a SSS by providing buffer or wildlife corridors.

GP6: Protected Monuments	<p>This policy will limit the possibility for development which will directly affect a Protected Monument or the site on which it is located (the Pre-Martello Tower PB PM117 and Chouet Batteries PM134 within the site), to only that which is required for a purpose connected with enabling or facilitating access to, or enhancing appreciation of, the Protected Monument by the public where there are no adverse effects on the special interest of the Protected Monument.</p> <p>There is a presumption against the demolition or partial demolition of a Protected Monument and this will only be permitted where it is demonstrated that the Protected Monument is structurally unsound and is technically incapable of repair and represents a danger to the public so as to outweigh the presumption. No such overriding reasons have been identified for either protected monuments on site during the preparation of this Development Framework.</p> <p>Proposals for development which only have an impact on the setting of a Protected Monument will be supported where the development does not have a significant and unacceptable impact on the particular Protected Monument.</p>
GP7: Archaeological Remains	<p>This policy relates to archaeological importance of a site. Development should assess the archaeological implications of proposals at an early stage of the development process and consider mitigation where required.</p>

GP8: Design	<p>Development, including the design of necessary infrastructure and facilities, is expected to achieve a high standard of design which respects, and where appropriate, enhances the character of the environment.</p> <p>In terms of efficient use of resources, two or more storey buildings constitute a more efficient use of land than single storey buildings. Therefore development proposals should consider a multi-storey design from the outset, unless there are overriding reasons why this design approach would be unacceptable. No such overriding reasons have been identified during the preparation of this Development Framework.</p> <p>Development must respect the character of the local built environment and provide soft and hard landscaping to reinforce local character and/or mitigate the impacts of development including contributing to more sustainable construction. The amenity of occupiers and neighbours is also important – see IDP Annex I for further information.</p>
GP9: Sustainable Development	<p>The Policy is wide-ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings, management of flood risk and surface water run-off, use of renewable energy and the use of appropriate materials.</p> <p>Hard landscaping should include the use of permeable paving and other Sustainable Urban Drainage Systems (SUDS). The design of soft landscaping can also help in accordance with this policy.</p> <p>Development will require a CEMP and Site Waste Management Plan. The CEMP planning advice note can be found here - https://gov.gg/planning_building_permissions. The Site Waste Management Plans planning advice note can be found here - www.gov.gg/planning_building_permissions.</p>
GP10: Comprehensive Development	<p>Individual proposals must conform to a comprehensive scheme for the whole site or area in order to make the most effective and efficient use of land.</p>

GP12: Protection of Housing Stock	<p>It is important there is no overall loss to the existing housing stock either through redevelopment or change of use.</p> <p>The policy provides for the displacement of the existing house known as the 'Bungalow' (presently vacant) to be considered to facilitate a proposed development with substantial and overriding economic benefit to the Island. The replacement residential unit must be of an appropriate type, and located on a suitable alternative site, in accordance with the relevant policies of the IDP. The replacement residential unit will be expected to reflect the current demographic profile of households requiring housing. Please contact the Planning Service for information on current housing requirements.</p>
GP17: Public Safety and Hazardous Development	<p>Mineral extraction is considered to be a hazardous development which has the potential to cause or increase significant risks to public health or safety within and beyond the site boundary. The Authority will also have regard to public health or safety in considering any development that may create a hazard by virtue of its proximity to or impact on an existing site or land use. In this case, proposals are likely to affect the existing storage of ordnance on site and the existing contaminated land at the Torrey Canyon Quarry.</p> <p>Planning applications will therefore need to include suitable assessments of the risk of harm and set out measures to satisfactorily address the risk. EIA will also be required for this type of development.</p> <p>The Authority may apply additional controls over proposed hazardous development where this is required to ensure public health or safety.</p> <p>Proposals will not be supported if the level of risk to public health or safety associated with the development is considered to be unacceptable.</p>
GP18: Public Realm and Public Art	<p>Any proposal should consider the relationship between the development and the public realm and should enhance where possible.</p> <p>The inclusion of public art as an integral part of a development or as a standalone feature will be encouraged.</p>

IP1: Renewable Energy	<p>Proposals for renewable energy installations (and ancillary and associated development) will be supported where they can be satisfactorily incorporated into the built form of the proposed development or is located on brownfield land.</p> <p>The Authority will consider the placing of a planning condition on all permissions for development concerning renewable energy infrastructure requiring the complete removal of all equipment and associated structures, and the restoration of the land once the development is no longer required or is obsolete.</p>
IP2: Solid Waste Management Facilities	<p>Development required to implement the States' Waste Strategy will be supported, providing it accords with all relevant policies of the IDP.</p> <p>Part of the Development Framework area comprises the operational facilities for the Mont Cuët landfill site. The IDP recognises that remaining space at Mont Cuët should be preserved to provide adequate disposal of waste that is unsuitable for export, including contaminated and hazardous/specially controlled waste, with some of the remainder of the site used for green waste windrow composting. The remaining area of the site will be capped. The Authority will support proposals to collect landfill gas from the site once capped, subject to the relevant policies of the IDP.</p>
IP5: Safeguarded Areas	<p>An area of Chouet Headland is identified on the Proposals Map as a safeguarded area for possible mineral extraction. This safeguarded area shall be protected from any development that may compromise its possible future use for mineral extraction.</p> <p>Development within Chouet Headland safeguarded area for mineral extraction will require a Development Framework.</p> <p>Development within Safeguarded Areas will be supported where the proposal is in accordance with an approved Development Framework and the proposal is in accordance with all other relevant policies of the IDP.</p>

IP6: Transport Infrastructure and Support Facilities	<p>Development should encourage a range of transport options and should be well integrated with the transport network.</p> <p>The policy encourages taking opportunities to increase connectivity and create linkages and public through-routes where appropriate.</p>
IP7: Private and Communal Car Parking	<p>Development proposals will be expected to meet the standards for bicycle parking as set out in the Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment, as well as making appropriate provision for car parking. When determining the level of car and motorcycle parking appropriate to the site, the type of development proposed and its impacts on the character of the area, surrounding uses, and existing road network as well as its accessibility for pedestrians and cyclists and to public transport will be taken into account.</p>
IP8: Public Car Parking	<p>Proposals for the creation, extension or loss of public car parking on sites outside of the Main Centres and Main Centre Outer Areas will be assessed against the other relevant policies of the IDP, according to the functional need of the development concerned.</p>
IP9: Highway Safety, accessibility and Capacity	<p>The public road network's ability to cope with increased demand, physical alterations required to the highway, and the access requirements of all people will be considered.</p> <p>In accordance with section 9 of the SPG: Parking Standards and Traffic Impact Assessment, it is considered necessary for the developer to commission a Traffic Impact Assessment to demonstrate how any identified traffic issues can be addressed and any negative impacts successfully mitigated.</p>
IP11: Small-scale Infrastructure Provision	<p>Proposals for small-scale infrastructure provision will be supported where this would contribute to the maintenance and support of efficient and sustainable infrastructure, the applicant being required to demonstrate that the sharing or co-location of facilities, buildings, apparatus and support structures is not practically possible.</p>