

# **2001 Strategic and Corporate Plan**

## **incorporating the Strategic Land Use Plan**



Adopted by the States following consideration of the July 2001 Policy and Resource Planning Report (Billet d'Etat XV 2001) and published as an Appendix to Billet d'Etat XIX 2001.

**Please note that the numbering system in this document reflects that of the 2001 Policy and Resource Planning Report where the Strategic and Corporate Plan forms Part 2, Section 8\* of the Report.**

**The Strategic and Corporate Plan has been prepared by the Advisory and Finance Committee in pursuance of section 2(1) of the Island Development (Amendment) (Guernsey) Law 1990 and is laid before the States in pursuance of Section 2(3) of that Law. It sets out the strategic objectives to be followed by the Island Development Committee in implementing the Island Development (Guernsey) Laws 1966-1990.**

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## Section 8\* 2001 STRATEGIC AND CORPORATE PLAN (INCORPORATING THE STRATEGIC LAND USE PLAN)

### 8.1 THE PURPOSE OF THE STRATEGIC LAND USE PLAN

- 8.1.1 The Strategic Land Use Plan (SLUP) is formally denoted as the Strategic and Corporate Plan. It has been prepared by the Advisory and Finance Committee in pursuance of section 2(1) of the Island Development (Amendment) (Guernsey) Law 1990 and is laid before the States in pursuance of Section 2(3) of that Law. It sets out the strategic objectives to be followed by the Island Development Committee in implementing the Island Development (Guernsey) Laws 1966-1990.
- 8.1.2 The principles upon which the SLUP is based are set out in the section of this report which deals with Corporate Practices and Policies (see section 2.7.5 of the 2001 Policy and Resource Planning Report).
- 8.1.3 The SLUP was comprehensively revised last year as part of the Strategic and Corporate Plan 2000. This year's draft incorporates only minor, proposed amendments to the wording of tourism policies and the addition of a new Policy 17(A) and explanatory text at Para. 8.4.12.

### 8.2 LAND USE STRATEGY

#### Housing

- 8.2.1 The Strategic Land Use Plan needs to consider the amount of new housing required over the plan period, and give guidance on where it should be located. It should also recognise the need to improve the quality of people's lives by ensuring good homes in a quality environment. The Plan requires that a range of housing options are available to meet changing requirements and that full and effective use is made of suitable sites.

#### *Strategic Statement 1*

*The provision of adequate opportunities to meet the identified housing requirement, with minimum detrimental impact upon the environment and good design to create a high standard of living and social conditions.*

#### Employment

- 8.2.2 The Plan provides the strategic land use framework to guide development including that needed to ensure a diverse economy for the Island. The aim is to facilitate sustainable economic activity. This means providing an appropriate range of opportunities for industry and commerce within the capacity of the Island's resources, and within an overall improvement of environmental quality and social wellbeing.

### **Strategic Statement 2**

*The provision of an appropriate range of opportunities for employment and wealth creation within the capacity of the Island's resources, while conserving and enhancing environmental quality and social wellbeing.*

#### **Commercial centres**

- 8.2.3 The commercial centres in Guernsey serve an important social and economic function. The Town in particular provides jobs in shops, offices and other services as well as being a focus for shopping, social, leisure and cultural facilities. All the centres are important to the quality of life in the Island. The aim for commercial centres and shopping is to maintain and enhance the centres as attractive places to live, work, and enjoy, strengthening the role of the Town and The Bridge as the principal shopping and service centres. This means ensuring that everyone has convenient access to a wide choice of shopping, leisure and other facilities.

### **Strategic Statement 3**

*The support of commercial centres as attractive places in which to live, work and take enjoyment, strengthening the role of the Town and the Bridge as the principal centres, while ensuring that everyone has convenient access to a wide choice of shopping, leisure and other facilities.*

#### **Strategic transport links**

- 8.2.4 The strengthening of external transport and other communication links is of strategic importance for the continued development of a sustainable economy. Good passenger and freight transport is essential for business and for permitting access to services. Strategic air and sea links to and from the Island therefore, need to be kept under review and improved where possible. Development will be encouraged which supports existing transport infrastructure.

### **Strategic Statement 4**

*The development of safe, environmentally friendly and efficient transport infrastructure which serves the needs of local residents, industry and commerce.*

#### **Water and waste management**

- 8.2.5 Adequate provision for water and waste management infrastructure is crucial not only to exploit business opportunities but also to retain and enhance the high quality environment, in itself an important economic resource.

### **Strategic Statement 5**

*The proper management of water and waste, with the aim of minimising the environmental impact and making the most effective use of existing resources and infrastructure.*

#### **Social, community and recreation**

- 8.2.6 Access to a range of services and facilities is an important aspect of quality of life. Their existence also helps support the local economy and tourism. Recent years have

seen a big increase in the demand for social, community, and leisure facilities and this is expected to continue in the future. Sport, entertainment and social facilities will be encouraged where appropriate. Catering for recreation in the countryside without damaging the environment, and developing the potential of the Town and eastern seaboard are also of paramount importance.

#### *Strategic Statement 6*

*The encouragement of opportunities for leisure and the development of community facilities which are easily accessible to all.*

#### *Countryside*

- 8.2.7 The quality of the environment affects people who live in the Island, and can deter or attract potential visitors, tourists and investors. The Island has much to conserve in its rural and urban environments, but it also has poor and degraded environments, which need improvement and enhancement. The land use strategy contains policies and proposals to reconcile and manage potentially conflicting demands on the countryside.

#### *Strategic Statement 7*

*The conservation and enhancement of the countryside, including maintaining and improving biodiversity by protecting and enhancing habitats.*

## THE STRATEGIC POLICIES

### *“Adequate housing provision”*

## 8.3 THE HOUSING REQUIREMENT

- 8.3.1 The housing requirement is determined by the size of the Island’s population, its projected growth, the composition and size of households, and any population policies adopted by the States (see Part 1, Section 2 of the 2001 Policy and Resource Planning Report). The requirement is therefore affected by particular demographic factors and any discrete or “latent” demand for additional housing within existing households.
- 8.3.2 The 1996 Census revealed a total of 21,862 private households in the Island. Further analysis of the Census projects that by the year 2011 there will be a 30% increase in households over 65 years of age, a 25% increase in households under 65 and a 26% increase in households comprising couples living on their own. In addition, social and cultural trends continue towards smaller household size and there remains significant unfulfilled or “latent” demand for housing within the present population.
- 8.3.3 This analysis provided the benchmark target, incorporated in the Strategic and Corporate Plan, that “provision should be made to allow for an average aggregate of 250 new homes per year to be created over the statutory life of each successive revised Plan”.
- 8.3.4 Whilst the benchmark target of 250 additional new homes each year should be retained, it is acknowledged that the analysis of the housing target needs closer examination, definition and refinement. In assessing the supply and demand for

housing the IDC shall be guided by forecasts of demand in the Strategic and Corporate Plan, or its reviews.

**Strategic Policy 1**

***Provision will be made for an additional 250 new homes each year.***

8.3.5 The above policy sets out the additional housing provision that may be required in the period 2001-2016. These figures are provided as guidance for development plan preparation and infrastructure provision only and will require to be monitored on an annual basis and reviewed.

8.3.6 Better definition of the housing requirement with respect to the population age profile, household composition and unfulfilled demand should be aimed at establishing more closely the particular needs in terms of housing type, size and tenure. The present target of 250 additional homes each year is, therefore, expected to require adjustment in future years.

**Strategic Policy 2**

***The housing requirement will be subject to regular monitoring and review.***

**Location of development**

8.3.7 To accord with the development strategy's objectives and strategic themes, policies for housing development aim to steer demand to appropriate locations within existing settlements. The development strategy seeks to achieve as much new housing as practical and possible within the existing urban areas and on previously-developed land, in order to minimise the amount of development which will be needed on open and undeveloped sites.

**Strategic Policy 3**

***The majority of this provision should be within the Urban Area.***

8.3.8 In order to encourage regeneration of the existing urban areas and to get development in place on previously developed land it is essential to control the release of new open and undeveloped land. Housing Target Areas may be identified in the Urban Area Plan but these should only be released for development when the States are satisfied that there are no reasonable options available for development within the existing built-up areas.

8.3.9 In order to meet the principles of sustainable development any new Housing Target Areas should conform to a number of general criteria. These include:

- Sites should be well related to the existing pattern of development, with access to local facilities.
- Sites should be capable of being served by good public transport as an alternative to the private car.
- There should be no detrimental effect on important landscape, conservation, wildlife or other environmental concerns.
- Appropriate infrastructure can be provided in a sustainable manner.

#### **Strategic Policy 4**

*Greenfield sites may be allocated as Housing Target Areas but land allocated as such will only be released for development if it can be demonstrated that there is a clear need for additional greenfield development. The release of such land should be phased to give firm priority to potentially suitable or available land within built-up areas.*

#### **Making the best use of sites in urban areas.**

- 8.3.10 The spread of housing development across the countryside is one of the most potent symbols of perceived environmental damage. Although to meet the anticipated household growth some greenfield land will need to be developed it will be a priority to seek to achieve as much new housing development within the existing built-up areas as possible. It is important that opportunities are taken to re-use previously developed sites and the potential to convert and re-use derelict or vacant buildings should be thoroughly explored.
- 8.3.11 Land within the urban areas is likely to have, or be capable of being provided with good public transport links, and good links to footpath and cycleway networks, all of which are important to encourage less use of the private car.
- 8.3.12 To reduce the land-take impact of new development an economical use of limited land resources is desirable. One way to maximise the number of dwellings that can be accommodated within existing urban areas is to design housing schemes to achieve the highest number of dwellings on a site without detriment to the quality of urban life.

#### **Strategic Policy 5**

*Housing development should be of a type and design to achieve as high a density as compatible with achieving good standards of accommodation and residential amenity, particularly in areas well served by public transport and other services and facilities. The density of housing should take account of:*

- *The trends in the size of households, particularly towards smaller households.*
- *The need for good design.*
- *The need for mixed use in appropriate locations.*
- *The provision of open space and landscaping.*
- *The reduced need for parking provision and road space.*

#### **Affordable housing**

- 8.3.13 'Affordable' housing is intended to meet the needs of local people who for financial reasons are unable to compete for accommodation in the open housing market. It is clear the operation of the housing market is not responding adequately to these needs. The solution to these issues does not lie solely with land use planning but will require innovative initiatives by the public and private sectors.

8.3.14 Where appropriate, the States will identify levels of housing need, indicate overall targets for the provision of affordable housing, and determine specific requirements for development.

8.3.15 The pursuit of housing that is affordable should not result in housing that is of poor standard or offers inadequate amenities. Affordable housing does not mean housing of poor quality or design. This is becoming an increasingly significant issue as the focus shifts to higher density schemes in the Urban Area. Low standards of amenity and a lack of parking may have undesirable environmental and social consequences for the Town that could undermine its attractiveness as a place to live.

#### **Strategic Policy 6**

*Detailed Development Plans will include policies to facilitate the provision of affordable housing where the need is identified. In this context, affordable does not mean substandard, but should be well designed, of a size which matches household size, with adequate standards of amenity.*

#### **Buildings suitable for re-use as housing**

8.3.16 A significant amount of surplus accommodation exists which is of a lower standard and is no longer economically viable for its former use. For example, tourism policy is primarily aimed at the encouragement of higher spending tourists rather than a major increase in tourist numbers. Therefore, some lower standard tourism accommodation is being released from the sector, which is capable of being refurbished as housing.

#### **Strategic Policy 7**

*Encouragement will be given to the re-use of surplus accommodation for housing purposes. This will enable its conversion and subsequent sale or rent as sheltered accommodation, residential or nursing homes and staff hostels.*

#### **Special needs**

8.3.17 Housing quality and the ability to gain access to housing are key elements of meeting the strategic objectives and housing needs of people. The importance of housing which meets the needs of all sectors of society in contributing to the overall wellbeing and sustainable development of balanced communities is recognised. Two aspects are particularly important – affordability and the ability to accommodate a range of housing needs for all members of the community, including elderly people and those with disabilities.

8.3.18 The second aspect is particularly important to meet the existing and changing needs of all members of the community, including those of the ageing population. It is already known, for example, that there is under-provision of sheltered housing for the elderly. Measures have already been taken to facilitate the development of such housing, but further research and analysis will be required to determine the extent of such provision and to devise suitable mechanisms for ensuring that sheltered housing is accessible to those who need it. To ensure such housing is capable of meeting the changing needs of households the quality of design is crucial. The siting of this housing on flat ground, close to shops, other amenities and public transport links is also particularly important.



### **Strategic Policy 8**

*A wide mix of housing which reflects housing needs should be encouraged, including homes for families and small households; housing for elderly households and other households with special needs; and provision for people requiring community care.*

#### **Improving the existing housing stock**

- 8.3.19 With respect to the existing housing stock, it is evident that a significant proportion of private rented accommodation, some new conversions and some purpose-built accommodation, particularly in St Peter Port, is also of poor standard and lacks amenity space.
- 8.3.20 In most cases it is better to make good use of the existing housing stock than to have large-scale clearance and redevelopment. However, adequate resources must be made available to tackle under-investment, and improve and renovate the existing housing stock.
- 8.3.21 Proposals to bring empty houses back into use should be supported. The available range of regulatory mechanisms – development control, building control and the preservation of heritage value – should be used to ensure that new development, and the redevelopment of run-down and derelict accommodation, is of adequate standard.
- 8.3.22 It is essential that improvements in the housing stock are accompanied by environmental and infrastructure improvements in order to improve the quality of life for local residents and ensure that the full potential of the housing stock is realised. A comprehensive programme of environmental, traffic and social improvements is required to ensure that the Town continues to be an attractive and desirable place to live in.

### **Strategic Policy 9**

*Priority should be given to making better use of the existing housing stock. In particular, proposals would be supported which:*

- *Maintain and improve existing houses to a high standard.*
- *Bring empty houses back into use.*
- *Reduce under-occupation.*
- *Ensure that the environment of housing areas is of a good quality.*

## **8.4 DIVERSE EMPLOYMENT OPPORTUNITIES**

### **Office development**

- 8.4.1 Redevelopment at Gategny Esplanade and Le Bouet will improve the stock of new office accommodation in the Island, secure other amenities, and above all enhance the perception of the Town as a place for investment, business and leisure. The ageing office stock of the Town also needs to be upgraded to provide attractive alternative opportunities for other uses, for example, housing.

- 8.4.2 Investment in new office schemes should be associated with improvements to the environment and accessibility; a greater diversity of uses, including housing and improved leisure and retail facilities; and should not increase traffic congestion or displace other essential uses.

**Strategic Policy 10**

*The refurbishment of the existing office stock in the Town should be encouraged. New office development may be facilitated on redevelopment sites to secure a more diverse mix of uses including housing, subject to safeguarding the character of the Town.*

**Office based industry**

- 8.4.3 A significant recent trend in employment generation has been the development of activities that cross the boundary between traditional industrial and office use. Such activities include data processing, software development, telemarketing, research and development, information technology, etc. Forecasts from GMEx and others suggest that significant employment opportunities exist in these sectors and demand exists for suitable sites and buildings.

**Strategic Policy 11**

*The IDC should encourage a comprehensive range of accommodation to meet the needs of manufacturing and service employers.*

**Industrial land supply**

- 8.4.4 The general industrial land supply represents an important base for economic development. This land provides accommodation for the development of local business initiatives as well as providing yard and storage space and is vital to the long-term health of the economy. Detailed Development Plans should, therefore, seek to maintain an adequate supply of local industrial land and to manage that supply flexibly.

**Strategic Policy 12**

*To ensure an adequate supply of industrial land in terms of location, size and quantity, the Detailed Development Plans will identify a range of opportunities for industrial development.*

**Small-scale business development**

- 8.4.5 A major aspect of the development strategy is to assist in the creation of small-scale economic activity to provide employment opportunities. The IDC will, therefore, work with the Board of Industry in seeking to encourage and create the conditions to develop local business opportunities and to diversify the local economy. This would include supporting the provision of small-scale business development, in appropriate locations. The cumulative impact of such developments must, however, be considered.

**Strategic Policy 13**

*Provision may be made for the development or extension of small-scale businesses in appropriate locations.*

**Horticulture**

- 8.4.6 With notable exceptions, the horticultural industry is contracting and significant areas of glass remain uncropped. In terms of the overall area under glass, therefore, there remains no requirement to make provision for any net or overall increase in the area of land which may be used for horticulture. In order to permit the continued rationalisation of land holdings, however, development or redevelopment on existing holdings will be permitted in those cases where the IDC and the Committee for Horticulture jointly recognise that greenhouse or related horticultural development will make a valuable and needed contribution to the industry and is likely to continue to do so for the foreseeable future, by virtue of the site's suitability for commercial operations.

**Strategic Policy 14**

*In order to permit the continued rationalisation of land, development or redevelopment on or adjacent to existing holdings may be permitted in those cases where the IDC and the Committee for Horticulture jointly recognise that greenhouse or ancillary horticultural development will make a valuable and needed contribution to the industry and is likely to continue to do so for the foreseeable future, by virtue of the site's suitability for commercial operations.*

**Land reclamation areas**

- 8.4.7 The Strategic and Corporate Plan supports the role of the ports and accepts the need to identify land for future port use and development by port related industry. Existing reclamation areas and future expansion at St. Sampson's Harbour will be concentrated on upgrading infrastructure in order to cater for the anticipated growth in future traffic flows.
- 8.4.8 The aim of Policy SP15 is to preserve the land reclamation areas at St. Sampson for those activities that will benefit from the unique location. Such activities include those with a high environmental impact and which are of strategic importance.

**Strategic Policy 15**

*Priority should be given to port related industrial development and activities with a high environmental impact in existing and future land reclamation areas at St Sampson's Harbour.*

**Development requiring an airport location**

- 8.4.9 The Plan encourages the future development of the Airport but only by businesses and industries that require an airport location. The land surrounding the Airport is by definition, scarce and in a rural area of the Island. A range of other industrial locations will be identified for other companies that do not require an airport location.
- 8.4.10 The IDC will identify those types of 'airport related' uses which are acceptable in the Detailed Development Plan.

### **Strategic Policy 16**

*In reviewing the Rural Area Plan, consideration may be given to provision for development requiring accommodation at or adjacent to the Airport.*

### **Tourism**

#### **Tourist related developments**

- 8.4.11 The Strategic Land Use Plan recognises the employment potential of tourism in the local economy. Many of the policies and objectives of the Plan have as their ultimate aim the protection and enhancement of the natural and built environments, which are such an attractive feature of the Island and an important element in terms of promoting tourism. The Tourist Board has prepared a strategy for the development of the tourism sector.

### **Strategic Policy 17**

*Provision may be made for tourist related developments, taking into account the objectives for tourism set out in a strategy for tourism in Guernsey.*

### **Tourist accommodation**

- 8.4.12 The viability of tourism depends, amongst other things, on the maintenance of sufficient, good quality visitor accommodation to meet demand and to sustain the standard and frequency of air and sea links to the Island which are also essential to the economic and social wellbeing of the community as a whole.

### **Strategic Policy 17(A)**

*The Detailed Development Plans will include policies to ensure that an adequate stock of visitor accommodation is maintained in the interests of sustaining the future viability of tourism.*

## **8.5 ATTRACTIVE CENTRES OF ACTIVITY**

### **“Reinforcing the role of the Town and the Bridge”**

- 8.5.1 There is increasingly a requirement to focus attention upon the main town centre of St. Peter Port to reinforce its Island role in ways that enhance its unique character, and to ensure that development elsewhere does not dilute that role or further reduce its vitality and viability.
- 8.5.2 Both the town centre of St. Peter Port and the Bridge are focal points for a range of community, leisure, and commercial activity. The Town contains significant elements of built heritage in terms of both individual listed buildings and conservation areas. Focusing demand for services toward these centres will ensure continuing investment in the urban fabric.
- 8.5.3 The Town is facing rising pressures on the historic physical fabric, excessive traffic and the displacement of traditional local shops, which are an important element in the character of the Town. These pressures need to be managed in order to reduce traffic congestion, conserve the historic character and mix of shopping and other activities

while attracting necessary investment in maintaining the physical fabric, and up-dating the facilities and general amenity of the Town.

- 8.5.4 A public/private sector 'Town Centre Partnership' is being formed to coordinate a multi-agency approach involving The Chamber of Commerce, The St. Peter Port Traders, The Douzaine, States Departments and other key interests. In these circumstances a positive vision, an agreed strategy and associated action plan accompanied with the ongoing monitoring of the condition of the centre are essential.
- 8.5.5 The IDC will seek to maintain and enhance the attractiveness of the Town with appropriate policies incorporated into Detailed Development Plans or other corporate policy documents and possibly by way of public/private sector initiatives.

#### **Strategic Policy 18**

*The States will seek to instigate measures and support projects for the Town and the Bridge that:*

- *Encourage a wide range of retail, commercial, leisure, business, culture and arts facilities and residential uses.*
- *Promote the re-use of vacant buildings.*
- *Retain and increase residential accommodation.*
- *Promote environmental improvement.*
- *Safeguard the historic character.*
- *Improve pedestrian and cycle access, improve public transport links and provide for appropriate levels of car parking.*

- 8.5.6 Implementation of this policy will involve a combination of strict control over the scale and nature of any new development to secure the conservation of the historic built environment, and safeguard the diversity of activity; and/or action by the States, in conjunction with other agencies, including local residents and traders, to secure improvements to the shopping environment.

#### **Local centres**

- 8.5.7 The provision of local shops and services is important in providing for local needs and reducing the need to travel. Facilities which are readily accessible by walking, cycling and public transport and which provide for day-to-day needs make an important contribution to the overall sustainable development strategy of the Plan. It is important that local facilities are of a scale that is consistent with the function and character of the local centre so as to meet local needs.

### **Strategic Policy 19**

*The retention and improvement of local shopping facilities and services, may be supported, provided that the development is of a scale consistent with the function and character of the local centre.*

#### **Large scale retail developments**

- 8.5.8 Although the plan is aiming to direct development to the existing centres, there may be circumstances where retail development may be acceptable elsewhere. It should be possible in many cases to locate these types of development in the allocated areas at Le Bouet and at Leale's Yard, or in other appropriate edge of centre locations. If there are no such sites available, and there is an acknowledged demand for the development concerned, then other suitable sites, having regard to the Board of Industry's forthcoming Rural Retail Policy, may be considered.
- 8.5.9 For instance, certain types of specialist retailer such as DIY stores and garden centres need extensive space and have particular site and locational requirements. These cannot always be met within existing centres. Nevertheless, the potential urbanising effect of such developments needs to be recognised.

### **Strategic Policy 20**

*Where there is an acknowledged demand which can reasonably be provided within the Island for out-of-town retail developments, additional provision may be made provided that the vitality and viability of any commercial centre would not be undermined and the local environment would be improved.*

## **8.6 EXTERNAL TRANSPORT LINKS**

### **Harbours**

- 8.6.1 Ports and harbours fulfill an important role in the economy. This has already been recognised by Policy SP15. St. Sampson's is the main strategic port offering opportunities for further growth, both in terms of trade and development land, and should be safeguarded against inappropriate development. Similarly, port-related development should not be constrained by the inappropriate use of land immediately adjacent to the port areas and Detailed Development Plans should reflect this accordingly.

### **Strategic Policy 21**

*A strategy for the future roles and development of the Harbours should be prepared and kept under review. The Urban Area Plan should accommodate proposals for the development and promotion of the Harbours together with their associated land uses.*

### **Airport**

- 8.6.2 Guernsey Airport is a major asset for the future of the Island's economy. This is recognised in part by Policy SP16. However, any expansion of airport-related facilities at Guernsey Airport will impact upon the local environment. Any future development or operational changes, therefore, requires careful consideration and, within the context of an overall strategy, should be related to specific demands, and the prospects for growth at the Airport, as well as to the development of unused land both within the Airport itself and in the surrounding area.

*Strategic Policy 22*

*The provision of airport-related facilities for Guernsey Airport may be supported, provided that adequate measures are taken to mitigate any harmful environmental consequences of the Airport's operation.*

**8.7 SUSTAINABLE WATER AND WASTE MANAGEMENT****Water resources**

8.7.1 Since 1992, the Water Board's management of water resources has been based on the following objectives:

- Increasing the water catchment to practical economic limits.
- Increasing the water storage capacity (although the Board estimates a requirement for at least a further 1,000 megalitres of storage. Les Vardes and St Andrew's Quarries offer the most significant storage opportunities for reserves).
- Development of the abstraction and transfer infrastructure to provide a comprehensive raw water grid linking 21 stream sources to 15 reservoirs and 3 treatment works.
- A water conservation and leak reduction programme.
- Improvements in stream water quality, by reducing nutrient pollution from agriculture and horticulture.
- Researching the availability of the groundwater supplies.

8.7.2 Although rainfall records show that the probability of a prolonged period of low rainfall is small, there is statistical evidence of climatic change towards lower rainfall with anecdotal evidence that fluctuations in weather conditions are becoming more extreme. If rainfall is lower and less reliable, there is an increasing risk that a prolonged and serious drought could occur. The Water Board has therefore proposed a contingency plan to protect the security of Island water supplies to be implemented only if reserves of water in storage become seriously depleted.

8.7.3 The Board's contingency plan would require an area of land on which a desalination plant could be constructed within a maximum of 12 months. Subject to approval of such a plan by the States, and provided the site and construction plans were readied in advance, the plant itself would not be constructed until made necessary by the onset of a severe drought which could otherwise exhaust the available reserves of water in storage.

### **Strategic Policy 23**

*In order to conserve potable water resources, the efficient use and re-use of all available sources of water should be maximised.*

#### **Surface water drainage**

- 8.7.4 The St. Sampson's Marais catchment forms a major part of the surface water drainage system of the Urban Area, and is of immediate interest in relation to the development of the Belgrave Vinery site. In effect, the St. Sampson's Marais represents 20% of the Island's water catchment and steps need to be taken to ensure that the amount of water directed to the public supply from this catchment is protected and, if possible, enhanced.
- 8.7.5 In this regard the States will promote a policy of Sustainable Urban Drainage, by the incorporation of Best Management Practices acceptable to the relevant authorities, with a view to dealing with runoff from the projected developments, preventing the flooding of these and other developments, and maximising the quantities of water recovered for the public supply.

### **Strategic Policy 24**

*The effect of development on the aquatic environment shall be managed by the use of Sustainable Urban Drainage Systems, incorporating Best Management Practices at appropriate developments.*

#### **Flood management**

- 8.7.6 It will be necessary for the risk of flooding in all low-lying land within the Urban Area Plan to be carefully assessed against a range of flood events so that preventative measures may be adopted, where necessary. A further concern is the possible rise in sea levels resulting from climatic changes. While estimates vary as to the timescale during which this might occur, it is clear that additional coastal protection measures may well be necessary in due course and priorities might need to be reassessed in some areas. This makes flooding events increasingly difficult to predict and reinforces the need for a precautionary approach.
- 8.7.7 Notwithstanding the above, there must be an element of risk tolerance in flood management especially in the Urban Area. The nature of the risk in any given circumstance must be weighed against competing economic, employment, social, environmental or recreation benefits that might accrue. There may be instances therefore, where the planning benefits of placing buildings or services in vulnerable locations may outweigh the risks from flooding.

### **Strategic Policy 25**

*The risk of flooding of all low-lying areas shall be carefully assessed and taken into account in planning for new development.*

#### **Waste water**

- 8.7.8 In 1997 (Billet d'Etat XI) and 1999 (Billet d'Etat XI), the States resolved a number of issues and actions leading to the adoption of strategies for the disposal, reduction and management of liquid wastes in accordance with strategic policy on the environment, as an alternative to total reliance on disposal by long sea outfall and cess pits. The



States acknowledged that new wastewater treatment works would be required to achieve these objectives.

#### **Strategic Policy 26**

*The identification of sites for sewage treatment works may be incorporated into the relevant Detailed Development Plans and technical assessments of methods of sewage treatment shall be taken into account in the identification of those sites.*

#### **Solid waste**

- 8.7.9 Following consideration of the options and policies for the disposal of solid waste, a Solid Waste Strategy was adopted by the States in 1998 (Billet d'Etat XII).
- 8.7.10 The Strategy is founded on the assessment that Les Vardes Quarry is unsuitable for the disposal by landfill of putrescible waste and that the principal means of disposal of solid waste should be through a Waste-to-Energy plant.
- 8.7.11 The IDC was directed to identify appropriately located sites for the collection, sorting, transfer and recycling of solid wastes.
- 8.7.12 The Board of Administration was directed to review the charges for the collection and disposal of all Island wastes and to prepare a Waste Disposal Plan, pursuing the feasibility of commissioning a Waste-to-Energy plant for intended operation in 2002.
- 8.7.13 The Advisory and Finance Committee was directed to commission environmental impact assessments of suitable sites for the location of a Waste-to-Energy plant, including any Materials Recovery Facility, waste sorting, separation and transfer operation etc.

#### **Strategic Policy 27**

*Specific provision for sites for the disposal and ancillary operations relating to solid waste, in accordance with strategic policy on the environment, the principles of the Solid Waste Strategy, and revised environmental health legislation, should be investigated with a view to commencing implementation of infrastructure in 2000.*

### **8.8 ACCESSIBLE SOCIAL, RECREATION & COMMUNITY FACILITIES**

#### **"Making maximum use of existing resources"**

- 8.8.1 There is already considerable use of education facilities such as playing fields, swimming pools, the assembly halls and classrooms by members of the local community outside of school hours. There is further scope for the use of education facilities though not all schools are suitable. When new schools are built, this provides an opportunity to include additional facilities, which can be used by schoolchildren and the public.

**Strategic Statement 28**

*Measures designed to make maximum use of existing facilities may be supported, with particular emphasis on the joint provision and dual use of education facilities for leisure purposes.*

**Coordinated social recreation and community provision**

- 8.8.2 The planned provision of adequate social, recreation and community facilities requires a strategy, which assesses demand in relation to existing provision, so that need can be identified. The Education Council, Board of Health and Recreation Committee have all identified certain indicative needs, but further work is required to arrive at a more refined position. There is scope to promote further coordinated provision of new or improved community facilities.
- 8.8.3 It will be for the Detailed Development Plans to identify where existing facilities should be retained and where new facilities should be provided.

**Strategic Statement 29**

*The States will seek a strategic approach to the provision of social, recreation, and community facilities by assessing needs (including social needs) and local demand (including latent demand). The Detailed Development Plans will make provision for the protection, enhancement, and new development of such facilities.*

**8.9 COUNTRYSIDE**

**Landscape**

- 8.9.1 The Island contains a variety of different landscapes ranging from coastal landscapes of cliffs and bays, to the lowland landscapes of marais and hougues, and the upland landscapes of valleys and escarpments. The distinctive character for each of these different areas must be maintained and enhanced, and new development should contribute to that character.

**Strategic Policy 30**

*Priority may be given to protecting and enhancing the quality and amenity of the Island's landscapes.*

**Wildlife and Nature Conservation**

- 8.9.2 The Island contains a wide variety of ecological habitats. These range from unimproved grassland and orchid meadows to reedbeds and water filled quarries. The protection and enhancement of ecological habitats will maintain the diversity of the countryside and encourage visitors.

**Strategic Policy 31**

*The IDC should seek to identify landscapes of particular ecological importance, and to ensure the protection and enhancement of such areas by encouraging appropriate management schemes.*

**Rural Development**

- 8.9.3 A viable farming industry is essential to the protection of countryside character and quality. However, farming can have less desirable environmental impacts and there are past instances of, for example, landfill and the removal of hedgebanks. Nevertheless, agriculture makes use of approximately 10,000 verges of land, which represents 26% of the total land area and 65% of open land. Farming practices therefore can have a serious impact on the character of the countryside.
- 8.9.4 The policy of the States are that the rural environment should be conserved and enhanced. This does not mean keeping the status quo but finding ways of improving the character and quality of the countryside. Acceptable forms of rural development should be accommodated, but recognising that any benefits to the community must not be at the unreasonable expense of landscape, nature conservation or historic interests. All agencies involved in rural areas should be encouraging the continuation of good land management practices with emphasis given to conservation.

**Strategic Policy 32**

*The character, appearance and amenity of the countryside will be improved and enhanced by:*

- *Locating new development within the existing built-up area wherever possible.*
- *Preventing development which does not need to be located in the countryside.*
- *Encouraging opportunities to extend and improve wildlife habitats on farmland, for example through additional tree planting, retaining and creating new hedgerows, and creating new wetlands.*
- *Protecting agricultural land from irreversible development wherever possible.*
- *Considering development proposals in the countryside on the basis of their environmental, economic and agricultural implications, and how they can enhance countryside quality.*

**Derelict land**

- 8.9.5 Many parts of the rural area have suffered from the decline of horticulture resulting in large areas of derelict and unused land. The annual horticultural census that surveys all commercial sites over 200 feet of glass identified 163 verges of derelict glass remaining in the Island. Some substantial areas of derelict land have been reclaimed through clearance schemes organised by the Board of Industry and its predecessors.

- 8.9.6 It is clearly essential that areas of derelict land should be reclaimed and restored. Opportunities should be taken to reinforce and enhance the landscape character of the area, and to provide new recreational amenities and wildlife habitats.

*Strategic Policy 33*

*Derelict and disused land should be reclaimed with priority given to sites that have a major impact on local residents, and the image of the Island for potential investors and tourists. Restoration and after-use of derelict land should have regard to overall setting, landscape character, and potential for creating new habitats.*

## 8.10 MONITORING AND REVIEW

- 8.10.1 Monitoring is an essential part of the planning process. The assumptions and forecasts, which underpin the Plan, will require continued assessment to detect any fundamental changes that impact upon the policies in the Plan.
- 8.10.2 The Advisory and Finance Committee already undertakes extensive monitoring work as part of its commitment to the Policy and Resource Planning process. With the advent of information technology it is now easier to collect and process the information needed for effective monitoring than it was in the past (e.g. collating land availability information and updating population trends). However, monitoring is more than just the collection of raw data, it also involves in-depth analysis and evaluation. It is a continuous activity, which serves to identify the changes that are occurring and establishes how these changes vary from the intended position. This enables the effectiveness of policies to be judged and their success or otherwise to be measured. Any new system must include qualitative as well as quantitative assessments and seek to build a closer working relationship between States Committees and with private sector partners.
- 8.10.3 The table below is a recommended framework for monitoring the seven strategic themes of this Plan.

Strategic Theme	Comments
Housing	The States have already decided that the IDC/Housing Authority should monitor the Island's housing requirements, including the effectiveness of the States policies in the provision of affordable housing.
Employment	A series of economic assessments was previously undertaken with a view to providing a like-for-like comparison of the contribution of each sector to the economy. The Advisory and Finance Committee is committed to undertaking a further integrated round of economic assessment to update and improve the information gathered so far.
Centres	The Town Centre Partnership is committed to the preparation of a Town Centre Health Check as a means of establishing and continuously monitoring the Town's performance.
Transport Links	The operational requirements, capacity and performance standards of the Airport and harbours shall be kept under review.
Waste and Water	Waste arisings and the proportion of waste diverted from landfill shall continue to be monitored. The Water Board shall continue to report on the volumes of water recovered and the incidence of pollution.
Social, Recreation and Community	A comprehensive audit and needs assessment of social, recreation and community facilities should be undertaken.
Countryside	The Phase 1 Habitat Survey commissioned by the IDC/Board of Administration provides a useful baseline to measure the extent of habitats. Also, the annual agricultural and horticultural census should enable the area of land in use to be assessed and any losses to be accounted for.