



X
2009

BILLET D'ÉTAT

WEDNESDAY, 29th APRIL, 2009

ENVIRONMENT DEPARTMENT -
AMENDMENT TO THE RURAL
AREA PLAN (REVIEW NO.1) LES VARDES QUARRY

B I L L E T D ' É T A T

TO THE MEMBERS OF THE STATES OF THE ISLAND OF GUERNSEY

I have the honour to inform you that a Meeting of the States of Deliberation will be held at **THE ROYAL COURT HOUSE**, on **WEDNESDAY**, the **29th APRIL, 2009**, at 9.30am, to consider the item contained in this Billet d'État which has been submitted for debate.

G. R. ROWLAND
Bailiff and Presiding Officer

The Royal Court House
Guernsey
27 March 2009

ENVIRONMENT DEPARTMENT

AMENDMENT TO THE RURAL AREA PLAN (REVIEW No.1) LES VARDES QUARRY

The Chief Minister
Policy Council
Sir Charles Frossard House
La Charroterie
St Peter Port

10th February 2009

Dear Sir

EXECUTIVE SUMMARY

1. The Environment Department is pleased to present to the States for consideration draft amendments to the Rural Area Plan (Review No. 1), together with the report and recommendations of the Inspector and the Department's comments and recommendations thereon.
2. The Environment Department has brought forward this amendment as a result of amendments to the 2007 Strategic Land Use Plan in respect of stone quarrying and water resources at Les Vardes [Billet D'État (XVIII 2007)] and Ronez Ltd's immediate requirement to expand quarrying operations on site.
3. Amendments to the Rural Area Plan (Review No.1) are necessary in order to provide a planning policy framework to facilitate an extension to the quarry and safeguard a potential water storage resource to address the forecasted potable water supply needs of the Island.
4. Following a public Planning Inquiry the Inspector has recommended just one change, which aims to clarify interpretation of the amendments. The Environment Department therefore commends this to the States.
5. The States Members are now asked to consider the recommendations of the Inspector and the recommendations of the Environment Department.

1. BACKGROUND

- 1.1 The procedure for making amendments to the Detailed Development Plans is embodied in Section 8 (2) of the Island Development (Guernsey) Law, 1966, as amended.

- 1.2 The reason for proposing amendments to the Detailed Development Plan at this time is in response to a submission made by Ronez Ltd. which indicated a desire to implement a western extension to Les Vardes Quarry in the Parish of St. Sampson in early 2009. The proposals relate to a site of 4.65 hectares (approximately 28 verges) and involve the extraction of additional stone reserves up to 2030.
- 1.3 Concurrent with this proposal, the States of Guernsey's Strategic Land Use Plan has identified Les Vardes Quarry as a new freshwater reservoir for the Island once the quarry has ceased operation. Hence, there is a need to provide a planning policy framework that not only facilitates the extension to the quarry, but also safeguards a potential water storage resource to address the forecasted potable water supply needs of the Island in the longer term.
- 1.4 At present there is no policy gateway to enable the Department to consider an application to extend Les Vardes Quarry or to utilise the quarry as a strategic water reserve. Therefore it is necessary to amend Rural Area Plan Policy RE16, to introduce a new policy, RE17 and to amend the Proposals Map.
- 1.5 In accordance with sections 9 and 10 of the Island Development (Guernsey) Law 1966, as amended, an Inspector was appointed by the Policy Council and a Planning Inquiry held on 16th December 2008.
- 1.6 The Environment Department's draft amendments to the Rural Area Plan are set out in full in Appendix A of this States Report.

2. STONE AND WATER RESOURCES

- 2.1 Both Chouet Headland and Les Vardes are currently designated as Mineral Resource Safeguarding Areas in the adopted Rural Area Plan (Review No.1) under Policy RE15. The policy seeks to protect land illustrated on the Proposals Map at both locations from any development that may compromise possible future working for stone.
- 2.2 Since the adoption of the Rural Area Plan in December, 2005, further work was undertaken in 2006 by a Steering Group, under the auspices of the State's Policy Council, to review the future of stone reserves in Guernsey. The Policy Council's findings, as set out in Billet D'État XV, 2006, identified future water storage as the key driver of a co-ordinated strategy. Consequently, the report recommended that, given the uncertainties of water supply in the context of global warming and climate change, Les Vardes Quarry should be identified as a strategic asset for future freshwater storage.
- 2.3 In parallel with this strategic directive was the acknowledgement in the report that stone reserves were within the 10 year exhaustion period, since Les Vardes would be worked out by 2015 at current rates of extraction. As part of the

review, the Steering Group met with the owners of Les Vardes Quarry, Ronez Ltd., who advised of their intention to extend the quarry onto adjoining land in their ownership in order to secure extraction capacity up to about 2030.

3. THE STRATEGIC FRAMEWORK FOR THE AMENDMENT

- 3.1 At its meeting of the 11th June, 2007, the Policy Council recommended amendments to the Strategic Land Use Plan in respect of stone quarrying and water resources at Les Vardes. These were duly endorsed by the States at the July meeting of the Billet D'État (XVIII 2007) as part of deliberations on the 2007 Government Business Plan.
- 3.2 The Strategic Land Use Plan is formally denoted the Strategic and Corporate Plan and is prepared by the Policy Council 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 Environment Department in implementing the Island Development (Guernsey) Laws 1966, as amended.
- 3.3 The Environment Department is obliged by law to take the Strategic Land Use Plan into account when preparing or amending its Detailed Development Plans. The Policy Council's Strategic Land Planning Group has confirmed that the draft amendments, subsequently considered at the Planning Inquiry, are in conformity with the strategic objectives of the States.
- 3.4 Strategic Objective 6 of the Strategic Land Use Plan addresses the need to ensure that adequate provision is made for the sustainable management of water, stone reserves and waste with the aim of minimising the environmental impact and making the most effective use of existing resources and infrastructure.
- 3.5 Strategic Policy 27(A) of the Strategic Land Use Plan acknowledges the importance of identifying Les Vardes as a strategic asset for water storage, once quarrying has ceased and states that this should be embedded in the Detailed Development Plan.
- 3.6 Strategic Policy 30(S) of the Strategic Land Use Plan addresses the need to ensure that stone reserves are protected, both at Chouet Headland and Les Vardes, through appropriate policies in Detailed Development Plans. This policy ensures that the future extraction of known reserves of stone is not compromised by alternative development proposals.
- 3.7 Strategic Policy 30 (S.Ext) states that provision may be made in the relevant Detailed Development Plan to enable permission to be sought for the extraction of stone reserves, without prejudicing its long term use as a freshwater reservoir once quarrying has ceased.

- 3.8 Accordingly, the Environment Department prepared an appropriate alteration to the Rural Area Plan, which is now submitted for consideration by the States in accordance with Section 12 of the Island Development [Guernsey] Law, 1966, as amended.

4. THE PLANNING INQUIRY

- 4.1 The draft amendments were published and made available for inspection, as required by Law, on 3rd October 2008. A Planning Inquiry was held, in public, on the day of 16th December 2008. The Policy Council appointed Mrs E A Hill BSc (Hons), BPhil, MRTPI of The Planning Inspectorate of England and Wales as an independent, qualified and experienced adjudicator to hear any objections or representations made.
- 4.2 The Inspector considered the amendments, one representation and the comments from a further three interested parties during the morning of the 16th December. The inquiry was officially closed during that morning and an accompanied site visit of Les Vardes Quarry and its surroundings was conducted during the afternoon.
- 4.3 The Inspector's report together with subsequent recommendations has now been submitted to the Environment Department and is attached as Appendix B.

5. THE INSPECTOR'S RECOMMENDATIONS

- 5.1 The Planning Inspector is supportive of the Department's proposed approach and has concluded that the amendments to the Rural Area Plan should be adopted, subject to a minor change to the policy concerning the extension of quarrying activities. The Inspector states within section 19 of her report:

“Therefore, I recommend that the proposed amendment to the RAP concerning the addition of paragraph 5.16, Policy RE16 and the Proposals Map, as submitted by the Environment Department and set out in Annex A and Fig 1 to the Proposed Amendments Rural Area Plan (Review No.1), should be adopted as part of the RAP. However, the word “generally” should be removed.”

6. THE RESPONSE OF THE ENVIRONMENT DEPARTMENT

- 6.1 The Environment Department has considered the Inspector's recommended change to Policy RE16 and considers it to be acceptable owing to it not altering the fundamental objective of the amended policy framework. No further changes have been suggested to the revised policy RE16, the proposed Policy RE17 or the Proposals Map. Accordingly, the Environment Department is pleased to be able to commend to the States the revision recommended by the Inspector.

7. CONCLUSIONS

- 7.1 On behalf of the Environment Department I would like to thank the Inspector and her staff for the fair, efficient and professional management of the Inquiry.
- 7.2 The Environment Department recommends the States approve the amendments to the Rural Area Plan (Review No.1) together with the minor change recommended by the Inspector and supported by the Department.
- 7.3 In the event of the States approving the amendments, addendums will be printed and included within the Rural Area Plan. The addendum will then be lodged at the Greffe following signature by the President of the States, in accordance with section 13. (2) of the Island Development (Guernsey) Law, 1966, as amended. The Plan amendments however, will become operative immediately following approval by the States.

Yours faithfully

Peter Sirett
Minister

Appendix A

Rural Area Plan (Review No. 1) Draft Amendments proposed by the Environment Department

Minerals

5.16 Les Vardes Quarry Extension

In 2006, the States considered a review of its Strategy on Waste, Water and Stone (Billet D'État XV, 2006) and resolved that provision should be made in its Development Plan to facilitate the extraction of stone reserves on an area to the west of the existing quarry at Les Vardes, currently safeguarded under Policy RE15 of the Rural Area Plan (Review No.1).

By allowing for the extension of quarrying activities within the Safeguarding Area, there will be the dual benefit of not only providing for an additional 15 years extraction capacity up to 2030, but also the potential to maximise the volume for future water storage to address the forecasted, potable water supply needs of the Island in the longer term.

In its determination of any detailed planning application, the Environment Department will need to be satisfied that all environmental impacts arising from the quarry extension have been addressed and are capable of acceptable mitigation. Hence, any application needs to be supported by an Environmental Impact Assessment prepared in accordance with Annex 5 of this Plan and the Environment Department's Code of Practice. Proposals should also include a detailed landscaping strategy to demonstrate how the extension will meet the tests outlined in Policy RCE3 of the Rural Area Plan (Review No. 1) in relation to its location within an Area of High Landscape Quality, together with a detailed restoration scheme outlining how the site will be returned to the local landscape, once quarrying operations cease.

Policy RE16

Proposals to extend Les Vardes Quarry for stone extraction within the area identified as a Mineral Resource Safeguarding Area on the Proposals Map will generally be permitted provided that:

- a) adequate provision is made for the protection of the rural character of the area surrounding the quarry; and**
- b) a comprehensive landscape scheme for the general environmental enhancement of the locality, as required by Policy RCE8, forms an integral part of the proposals.**

Applications for development must be accompanied by an Environmental Impact Assessment and a scheme of aftercare/management to demonstrate how the site and surroundings will be restored once quarrying and related activities cease.

Water Supply

5.17 Water Resource Safeguarding Area

As in the case of Policy RE16, which is inter-related to this policy, the States resolved, as part of the review of its Strategy on Waste, Water and Stone (2006), to make provision in its Development Plan for the identification and safeguarding of Les Vardes Quarry as a strategic asset for freshwater storage, once quarrying activities cease.

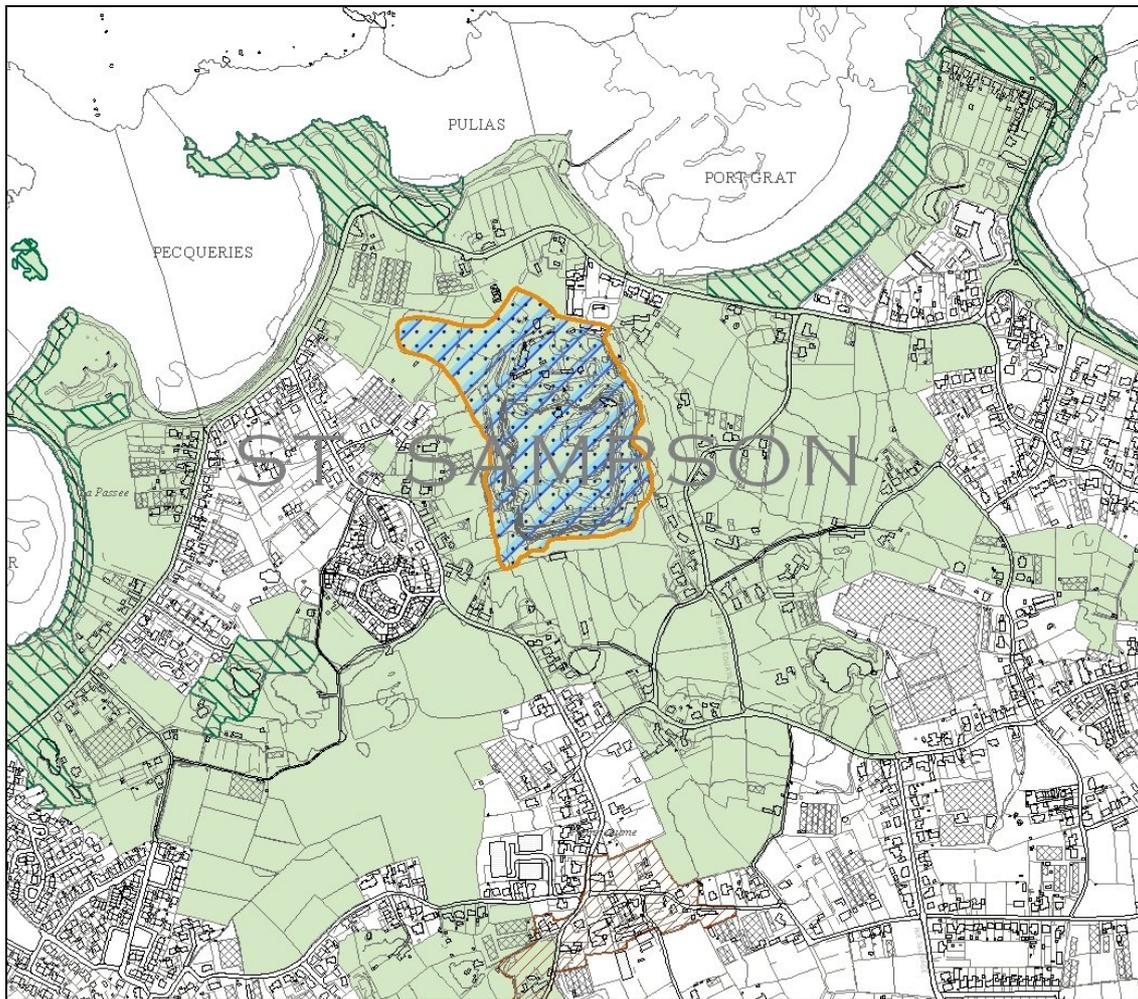
The rationale behind this policy decision is the limitation imposed on the Island by the virtual lack of any underground water resources, forecasts in demand for supplies and restricted 'protection' in the event of drought or other unforeseen circumstances. In the longer term, these factors need to be weighed against uncertainties arising from global warming and climate change and the affect that these may have on future water supplies.

By safeguarding the potential asset at Les Vardes from alternative development proposals, the Island will be able to meet its need for potable water in the longer term.

Policy RE17

The area designated on the Proposals Map as a Water Resource Safeguarding Area will be protected from any development that may compromise its potential future use as a freshwater storage facility.

Rural Area Plan Proposals Map (as amended) and Legend



-  Les Vardes Quarry Extension
-  Mineral Resource Safeguarding Area
-  Water Resource Safeguarding Area
-  Conservation Area
-  Site of Nature Conservation Importance
-  Area Of High Landscape Quality

Note: The survey background data used in this map is based on data supplied by Digimap Ltd.

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Appendix B

The Inspector's Report



Report to Environment Department, States of Guernsey

by Elizabeth Hill BSc(Hons), BPhil,
MRTPI

an Inspector appointed by the Policy Council,
States of Guernsey

The Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 8000

27 January 2009

REPORT ON PROPOSED AMENDMENTS TO GUERNSEY RURAL AREA PLAN (REVIEW NO.1)

Inquiry held on 16 December 2008 at Les Cotils Christian Centre, St Peter Port

Introduction

1. In pursuance of Section 9 of the Island Development (Guernsey) Law 1966, as amended, I was appointed by the States Policy Council to hold a Planning Inquiry. My task was to hear representations at the Inquiry relating to proposed amendments to the Guernsey Rural Area Plan (Review No. 1) (RAP), which was adopted in 2005, and to report on them with recommendations. Policy RE15 will be retained to protect potential stone reserves at Les Vardes and Chouet Headland. It is proposed that new Policies RE16 and RE17 and paragraphs 5.16 and 5.17 are added to the Plan and changes made to its Proposals Map.
2. Section 2(4) of the Island Development (Amendment) (Guernsey) Law 1990 requires that Detailed Development Plans be prepared or be reviewed having taken account of the provisions of the Strategic and Corporate Plan, such plans having been introduced by Section 2 of that Law. This sets out the relevant strategic, economic and social objectives to be followed in the preparation of Detailed Development Plans. At its meeting on 11 June 2007, the Policy Council recommended amendments in respect of water resources and stone quarrying at Les Vardes. These were subsequently endorsed by the States at the July meeting (Billet d'État XVIII of 2007) as part of the deliberations on the 2007 Government Business Plan.
3. At the Inquiry, I was given a letter by Deputy Peter Sirett, Environment Minister, confirming that the proposed amendments to the RAP are in conformity with the Strategic Land Use Plan (Strategic and Corporate Plan). In making my recommendations I have taken care that, should they be accepted by the States, the plan would remain in conformity with the Strategic Plan as required.
4. The proposed amendments to the RAP were published on 3 October 2008. A period for the submission of representations on the amendments ended on 14 November 2008. A period for further representations on the representations already made closed on 5 December 2008. As a result, two representations were received. However, one of the representations was withdrawn verbally on 15 December 2008 and the same representor confirmed at the Inquiry that he had withdrawn his representation.
5. The Inquiry itself ran for half a day on 16 December 2008 and accompanied and pre-Inquiry unaccompanied site visits lasted for about a total of one day. I was accompanied on the site visit on the afternoon of the Inquiry by Environment Department officers and representatives of Ronez Ltd.

New paragraph 5.16, additional policy RE16 and Proposals Map

Representations: VQe 002 Ronez Ltd

Issue: Whether the area for stone extraction at Les Vardes quarry should be extended.

5. The extension to the working area of the quarry would cover an area which is allocated as a Mineral Resource Safeguarding Area (MRSA) in the RAP including a significant area required for landscaping. Policy RE15, which covers the MRSA, is to be retained to protect the area from other development. New Policy RE16 would allow quarry working within the safeguarded area subject to criteria. In supporting the Environment Department's case for the amendment, Ronez produced a brief statement on the alternative options for the provision of stone on the island and an Environmental Statement (ES). The ES includes information on landscape, ecology, soils, archaeology, dust, air quality, noise and vibration and possible mitigation for any adverse effects of the proposed activity.

Inspector's conclusions

7. Section 6 of the Environment Department's Environmental Impact Assessment Code of Practice requires that Strategic Environmental Assessment (SEA) is carried out in cases of amendments to development plans. The statement from Ronez and the SEA contained within the ES both review alternative options for the provision of stone for the island, including quarrying at Chouet Headland and the importation of stone by sea from elsewhere.
8. The proposal to extend the existing quarry would prolong its life to about 2030 at current extraction rates and would be a more sustainable option since it would not entail increased traffic movements across the island or major change to the commercial harbour. National planning policy for minerals in England, as expressed in Minerals Policy Statement 1: Planning and Minerals, in paragraph 15, stresses the importance of using indigenous sources of minerals and using extensions to existing sites, where possible, to minimise environmental disturbance and enable efficient use of the resource. The proposed extension to Les Vardes quarry would support these objectives. Therefore, I consider it has been demonstrated by the SEA that the proposed extension to the existing quarry at Les Vardes is the best practicable environmental option, as required by the Code of Practice.
9. The landscape of the site and its surroundings has been classified as an Area of High Landscape Quality in the RAP and the screening of views of the proposed site extension from the coast road and footpath would be important in the assessment of any planning application coming forward. At the Inquiry, the Environment Department said that more work would be needed on landscaping but this could be undertaken at the time of any subsequent planning application.

10. The principles outlined at the Inquiry for the landscaping scheme include the removal of the overburden and it being placed to create a natural land profile, preventing views into the quarry from the coastal road and footpath and adjoining properties, especially those to the west of the extended area. The barriers created would also help to reduce noise levels at these properties. Restoration of the area would include tree planting to improve ecological diversity. In my view from the principles set out at the Inquiry and the work undertaken in the ES, it has been demonstrated that adequate landscaping of the proposed extension to the quarry could be achieved.
11. The proposed quarrying operations would be similar to those carried out at present, with similar amounts of stone quarried annually and similar numbers of traffic movements to and from the site. In terms of noise, operations would be closer to the existing housing to the west of the proposed extension than at present, with the worst effects likely to be at Dolphins Retreat and Les Quatre Vents. With mitigation in place, achievable maximum noise limits for the site in daytime could be set at 55 dB(A)_{L_{Aeq,1hour}(free field)} as measured at these properties. This would be in accordance with the guidance set out in the mainland document Minerals Policy Statement 2 (MPS2) Controlling and Mitigating the Environmental Effects of Minerals Extraction in England, Annex 2: Noise, paragraph 2.19, for site noise during the daytime working hours. Similarly, suggested maximum evening noise levels of 45-50 dB(A)_{L_{Aeq,1hour}(free field)} and night time levels of 42 dB(A)_{L_{Aeq,1hour}(free field)} could also be achieved at the site, in accordance with the same paragraph.
12. During the initial period of soil stripping and the creation of the landscaping bunds there would be higher levels of noise, which would be above the site noise limit levels set out above. These works would bring longer term benefits in terms of landscaping and noise reduction. Paragraph 2.20 of MPS2 Annex 2 allows for higher noise levels of 70dB(A)_{L_{Aeq,1hour}(free field)} for periods up to 8 weeks, with lower limits for longer periods. A slightly higher limit of 72dB(A)_{L_{Aeq,1hour}(free field)} is set in the States of Guernsey Draft Contract Conditions in Relation to Noise Control on Demolition and Construction Sites. This also allows for slightly higher noises levels when they are for short periods of a working day, compensated for by lower levels of noise for the remainder of the day.
13. The ES says that the construction period for the landscaping would last up to 20 weeks, although noise from the construction work would be reduced once the outer slope of the landform was built. Whilst some of the noise levels at the nearest properties are likely to exceed 72dB(A)_{L_{Aeq,1hour}(free field)}, I consider that an appropriate scheme of working following the Draft Contract Conditions could be sought which would ensure that working in the extension area would be adequately controlled in terms of noise.
14. The quarry operators currently have self-imposed limits on groundborne vibration and air overpressure resulting from blasting. The ES shows that, from

test blasting carried out, the existing blast design and practice on the site would result in levels below the guidance set out in Minerals Planning Guidance Note 9 (MPG9), which sets a limit of 6-10 mm/sec at a 95% confidence level measured over a 6 month period, with no blast to exceed 12mm/sec. Keeping to these levels would also assist with reducing the effects of air overpressure.

15. In terms of dust control, the current working area is deep which helps to contain the dust and with good practice techniques and planting on the proposed new edge to the quarry, it would be possible to contain the amount of dust deposited outside the site boundary to acceptable levels, as set out in MPS2, Annex 1: Dust. As such, I consider that the environmental effects of the proposed extension on the living conditions of surrounding occupiers, in terms of noise, vibration and overpressure and dust, would be capable of control through the imposition of suitably-worded conditions attached to any subsequent planning application.
16. The ES also analyses the effect of the proposed extension on the ecology of the area. It demonstrates that the extension site supports only a limited diversity of species and that mitigation could be provided through the landscaping proposals to enhance habitat conditions, including foraging areas for bats. This would be in accordance with the objectives of mainland Planning Policy Statement 9: Biodiversity and Geological Conservation. Any impact on the archaeology of the extended site area could be covered by suitably-worded conditions attached to any subsequent planning application to require a watching brief. In addition, there would be no loss of high quality agricultural land if the extension were to be worked.
17. Questions were asked at the Inquiry by local residents about the proposed extension to the quarrying area. These were largely matters of clarification regarding the status of the proposed amendment, the effect of the extension and current economic conditions on the working life of the quarry and the destination of its products.
18. Proposed Policy RE16 sets out criteria for allowing stone extraction within Les Vardes MRSA. However, the Policy says that proposals will “generally” be permitted subject to the criteria. In my view the inclusion of the word “generally” detracts from the precision of the policy, making the basis for any future decisions less clear. As such, I conclude that the proposed amendments to the Plan are acceptable, provided that the word “generally” is deleted from the first sentence of Policy RE16. The proposed change to the Proposals Map, which is a red line around the quarry extension area, is required to show the extended area within which working will be permitted subject to Policy RE16.

Recommendation:

19. Therefore, I recommend that the proposed amendments to the RAP concerning the addition of paragraph 5.16, Policy RE16 and the Proposals Map, as

submitted by the Environment Department and set out in Annex A and Fig 1 to the Proposed Amendments Rural Area Plan (Review No.1), should be adopted as part of the RAP. However, the word “generally” in the first sentence of Policy RE16 should be removed.

New paragraph 5.17, additional policy RE17, and Proposals Map

Representations: VQe 002 Ronez Ltd

Issue: Whether the extended stone quarry at Les Vardes should have water storage as its afteruse.

20. It is proposed that after the extended quarry has ceased use that it would be allowed to fill naturally with water, in order to provide a freshwater resource for the island.

Inspector’s conclusions

21. I was told at the Inquiry by the Environment Department that there is only one purpose-built reservoir on the island at present and that there are virtually no underground water resources. As such, the island is vulnerable in times of drought. If the extended quarry void were to be used as a reservoir, it would provide 2,700,000m³ of water, which would be a significant new resource for the island. As such it would help to prevent adverse impacts on supply as a result of climate change or other unforeseen difficulties. The proposed allocation would safeguard the extended quarry area from other development and protect its designated afteruse. The quality of the water has not been tested but I was told at the Inquiry that it would be fresh and, provided any potential sources of pollution within the quarry void were removed when operations ceased, there are no other obvious sources of pollution nearby.
22. Although a local resident suggested at the Inquiry that the afteruse should be some other form of development, there was no suggestion about what alternative use(s) would be suitable. In any event, the Strategic Land Use Plan Policy 27(A) has already identified Les Vardes as a strategic asset for water storage.
23. Proposed Policy RE17 and its reasoned justification in paragraph 5.17 sets out the need for the water storage facility and its protection from development. The proposed amendment to the Proposals Map would indicate the area to be protected as a water resource.

Recommendation:

24. Therefore, I recommend that the proposed amendments to the RAP concerning the addition of paragraph 5.16, Policy RE16 and the Proposals Map, as submitted by the Environment Department and set out in Annex A and Fig 1 to the Proposed Amendments Rural Area Plan (Review No.1), should be adopted as part of the RAP.

Overall Conclusions

25. Having regard to the representation heard at the Inquiry and all that I have heard and read in respect of the proposed amendments, I conclude that they should be adopted as part of the RAP, subject to the minor change set out in paragraph 19 of my report.

E A Hill
INSPECTOR

APPENDIX 1

List of representations

VQe 001 Mr and Mrs K Brouard (subsequently withdrawn)

VQe 002 Ronez Ltd

APPENDIX 2

Appearances at the Inquiry

States of Guernsey

Deputy Peter Sirett, Minister, Environment Department

Mr D Hackley, Principal Forward Planning Officer, Environment Department

Mr G Harrison, Forward Planning Officer, as above

Miss E Trott, Assistant Planning Officer, as above

Representors

Mr H Lucas, Ronez Ltd, Les Vardes Quarry, St Sampson, Guernsey, GY2 4TF

Mr P de Garis, Ronez Ltd, as above

Interested persons

Mr K Brouard, Marian Place, Port Grat, St Sampson, Guernsey, GY2 4TD

Mr R J Mahy, La Turbie, Rocque Balan, Vale, Guernsey, GY3 5AX

Mrs S Breton, Lulworth Cove, Church Road, St Sampson, Guernsey, GY2 4LN

APPENDIX 3

Document submitted at the Inquiry

DOC1 – Letter of conformity of the proposed amendments with the Strategic Land Use Plan, Policy Council, 12 December 2008.

Appendix C

Rural Area Plan (Review No. 1) amendments including the Inspector's recommended change, for approval by the States of Guernsey

Minerals

5.16 Les Vardes Quarry Extension

In 2006, the States considered a review of its Strategy on Waste, Water and Stone (Billet D'État XV, 2006) and resolved that provision should be made in its Development Plan to facilitate the extraction of stone reserves on an area to the west of the existing quarry at Les Vardes, currently safeguarded under Policy RE15 of the Rural Area Plan (Review No.1).

By allowing for the extension of quarrying activities within the Safeguarding Area, there will be the dual benefit of not only providing for an additional 15 years extraction capacity up to 2030, but also the potential to maximise the volume for future water storage to address the forecasted, potable water supply needs of the Island in the longer term.

In its determination of any detailed planning application, the Environment Department will need to be satisfied that all environmental impacts arising from the quarry extension have been addressed and are capable of acceptable mitigation. Hence, any application needs to be supported by an Environmental Impact Assessment prepared in accordance with Annex 5 of this Plan and the Environment Department's Code of Practice. Proposals should also include a detailed landscaping strategy to demonstrate how the extension will meet the tests outlined in Policy RCE3 of the Rural Area Plan (Review No. 1) in relation to its location within an Area of High Landscape Quality, together with a detailed restoration scheme outlining how the site will be returned to the local landscape, once quarrying operations cease.

Policy RE16

Proposals to extend Les Vardes Quarry for stone extraction within the area identified as a Mineral Resource Safeguarding Area on the Proposals Map will be permitted provided that:

- a) **adequate provision is made for the protection of the rural character of the area surrounding the quarry; and**
- b) **a comprehensive landscape scheme for the general environmental enhancement of the locality, as required by Policy RCE8, forms an integral part of the proposals.**

Applications for development must be accompanied by an Environmental Impact Assessment and a scheme of aftercare/management to demonstrate how the site and surroundings will be restored once quarrying and related activities cease.

Water Supply

5.17 Water Resource Safeguarding Area

As in the case of Policy RE16, which is inter-related to this policy, the States resolved, as part of the review of its Strategy on Waste, Water and Stone (2006), to make provision in its Development Plan for the identification and safeguarding of Les Vardes Quarry as a strategic asset for freshwater storage, once quarrying activities cease.

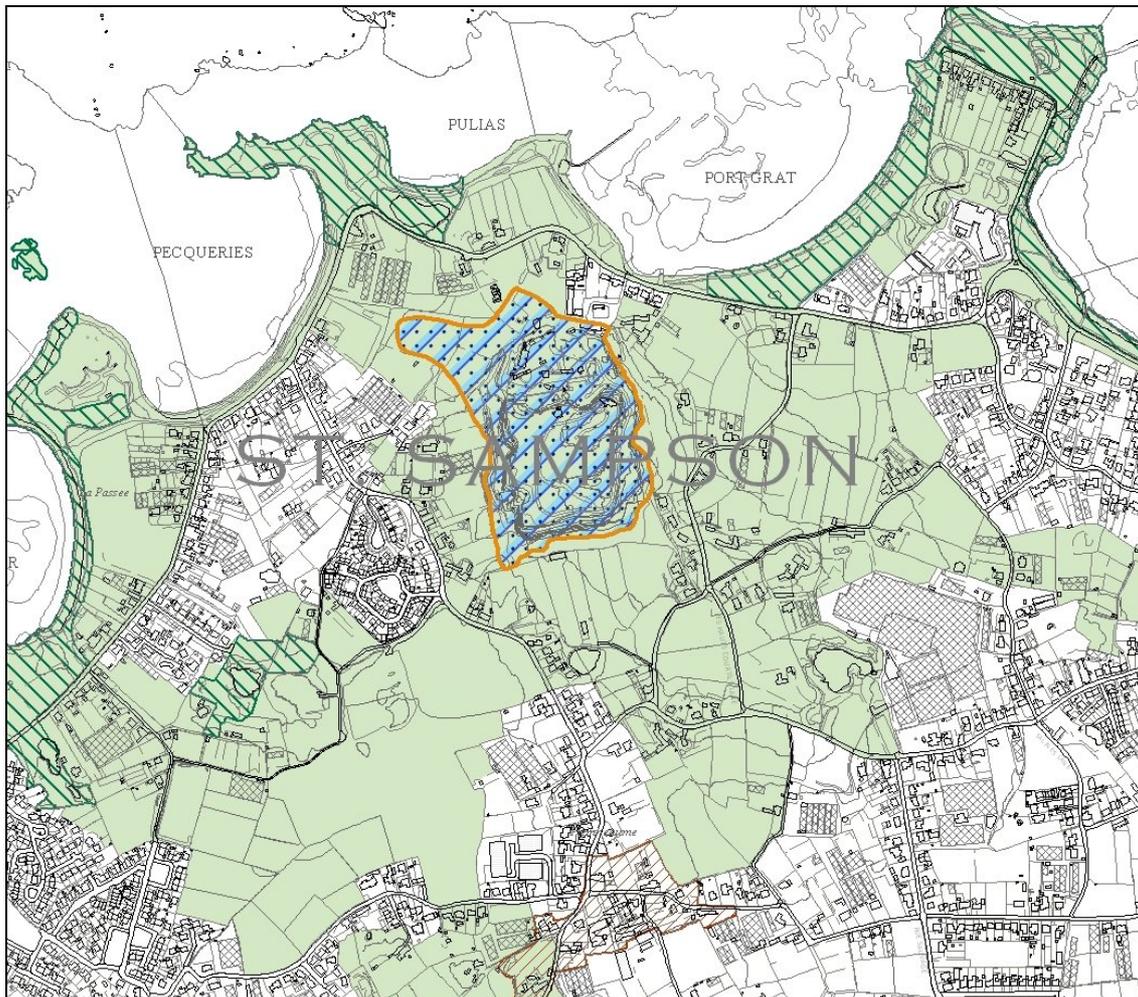
The rationale behind this policy decision is the limitation imposed on the Island by the virtual lack of any underground water resources, forecasts in demand for supplies and restricted 'protection' in the event of drought or other unforeseen circumstances. In the longer term, these factors need to be weighed against uncertainties arising from global warming and climate change and the affect that these may have on future water supplies.

By safeguarding the potential asset at Les Vardes from alternative development proposals, the Island will be able to meet its need for potable water in the longer term.

Policy RE17

The area designated on the Proposals Map as a Water Resource Safeguarding Area will be protected from any development that may compromise its potential future use as a freshwater storage facility.

Rural Area Plan Proposals Map (as amended) and Legend



-  Les Vardes Quarry Extension
-  Mineral Resource Safeguarding Area
-  Water Resource Safeguarding Area
-  Conservation Area
-  Site of Nature Conservation Importance
-  Area Of High Landscape Quality

Note: The survey background data used in this map is based on data supplied by Digimap Ltd.

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(NB The Policy Council has no comment on the proposal.)

(NB The Treasury and Resources Department has no comment on the proposal.)

The States are asked to decide:-

Whether, after consideration of the Report dated 10th February, 2009, of the Environment Department, they are of the opinion:-

To approve the amendments to the Rural Area Plan (Review No.1) together with the minor change recommended by the Inspector and supported by the Environment Department.

**IN THE STATES OF THE ISLAND OF GUERNSEY
ON THE 29th DAY OF APRIL, 2009**

**The States resolved as follows concerning Billet d'État No X
dated 27th March 2009**

ENVIRONMENT DEPARTMENT

**AMENDMENT TO THE RURAL AREA PLAN (REVIEW No.1)
LES VARDES QUARRY**

After consideration of the Report dated 10th February, 2009, of the Environment Department:-

To approve the amendments to the Rural Area Plan (Review No.1) together with the minor change recommended by the Inspector and supported by the Environment Department.

**K H TOUGH
HER MAJESTY'S GREFFIER**