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15th April 2025

Dear Sir,

Letter of Comment re: P.2025/62 – Future Inert Waste Disposal and Water Resource Management Including the Future Strategic Use of Les Vardes Quarry

The Policy & Resources Committee (“the Committee”) has considered the above Policy Letter which is scheduled for debate by the States of Deliberation at their meeting commencing 30th April 2025. The Policy Letter seeks the States’ approval to make the Black Rock Land Reclamation project the preferred way forward for inert waste disposal and, at the same time, Les Vardes Quarry the preferred option for an additional water storage resource.

When the Committee *for the* Environment & Infrastructure first started its investigation into possible inert waste sites, a land reclamation site at Black Rock was not an option. In 2023, however, the Guernsey Development Agency (“the GDA”) was established and subsequently developed a strategic vision for the Bridge. This vision was endorsed by the States in late 2024¹ with strong support from the Assembly². To progress its vision, the GDA has since identified a need for up to 12 years’ worth of inert waste to support land reclamation at Black Rock (if not available on island, this may need to be imported).

At this time, and subject to debate, all members of the Committee support the Black Rock land reclamation site being established as the preferred way forward for inert waste disposal. Unlike any other site identified at this stage, the use of Black Rock will actively contribute to the delivery of the States’ highest priorities by diverting waste to support the development of new housing, the regeneration of the Bridge, and the creation of coastal flood defences.

The Committee acknowledges that there remain a number of decisions to be made before a land reclamation site at Black Rock is guaranteed, including the planning permission process, which incorporates an Environmental Impact Assessment, and a States debate on

¹ Endorsed by the States in December 2024.

² States Voting Record on the Guernsey Development Agency Update Propositions - 34 pour, 0 contre, 3 ne vote pas, 2 did not vote, 1 absent.

the GDA's Key Infrastructure Delivery Programme, Business and Funding Plan and Land Transfer Portfolio³. The States, however, will need to plan on the basis of the GDA's proposals going ahead and should not lose an important opportunity to enable regeneration and investment activity in the Island.

In the same Proposition as the proposal to designate Black Rock as the preferred inert waste disposal site, the States are being asked to agree the use of Les Vardes Quarry for additional water storage (which the Committee supports by a majority). The Committee is aware that there are Members of the Assembly who do not support this use of Les Vardes Quarry, or who are not yet prepared to commit the quarry to water storage. On that basis the Committee suggests that, as there may be States Members who wish to vote against the proposal to use Les Vardes Quarry for water but who support the use of Black Rock, the Committee *for the* Environment & Infrastructure consider its view in respect of potential amendments from States Members seeking to change the Proposition to divide the two issues.

As the Policy Letter is scheduled for the 30th April, the last meeting of the term, there is a risk it will not be discussed by the current States Assembly. In this event, the Committee would urge the next Assembly to schedule the Policy Letter for debate early in the term. The future Policy & Resources Committee will continue to provide updates to the States on the GDA's progress, including any change to inert waste requirements.

The Committee trusts that this feedback is useful for States Members ahead of debate.

Yours faithfully,



Deputy Lyndon Trott OBE
President
Policy & Resources Committee

³ This debate is anticipated to take place in 2026. The Key Infrastructure Delivery Programme will cover the proposed mix of projects for the GDA to take forward and the approach to their delivery whilst the Business and Funding Plan will identify options for how surplus profit will be returned to the States or reinvested to further support delivery of the States' strategic objectives for the east coast. The Land Transfer Portfolio will set out the land in States' ownership which will be made available for transfer to the GDA.