

Submission to Citizens' Assembly on Climate Change

This submission is made on behalf of [REDACTED]
[REDACTED]

'Sustainable' development - Key points

1. Repurposing for Sustainable Housing

'Sustainable' is often used as buzzword especially pushed out to the media and can be forged with a few solar panels and electric heat pumps. 'Building' the future is certainly part of what is required to house the future population growth in Jersey and in the world. However, use of existing buildings should not be overlooked. There is a large portion of existing larger housing stock in Jersey that stakeholders should be encouraged to develop.

Ideas around this include:

- Policy which encourages use of existing island housing stock (rather than building from new and demolishing), thus decreasing carbon emissions from building materials such as concrete and blockwork
- Waive planning fees for developers who meet criteria for creating multiple dwellings within an existing property. i.e. rooms must be of a certain size and have large enough kitchen and bathroom space for multiple persons to comfortably use
- Ease Planning constraints around creating extra rooms within a dwelling on the grounds of not enough parking and consider encouraging alternative vehicle use schemes. Car-pooling and other transit systems are likely to develop and a case-by-case basis should be adopted.
- Developed properties must improve eco credentials to a reasonable level and include onsite energy generation, eco rainwater harvesting, electric bike stores, EV charging point, thermal insulation on roof.

2. Affordable new builds – Set new standard of efficiency

- Encourage pilot schemes such as 1st affordable 'passive house' to become new standard.
 - Passive Houses which meet the highest energy efficiency criteria, they are often constructed using Structural Insulated Panels (SIP) and are built in much shorter time frame than standard builds. Moreover, they are tested for air tightness to ensure the property is well insulated and can retain heat.
 - Rather than timber frame, they use clay blocks that slot together like Lego bricks and contain a honeycomb of air pockets, negating the need for additional insulation. The homes are so thermally efficient that in the Exeter development 60% of the tenants haven't had to switch on their heating at all – some for more than 12 years.
 - Collection of rainwater from roof for grey water harvesting which is used for flushing toilets and having showers, savings mains water for drinking.
 - Alternatives to concrete such as 'hempcrete' which have low CO2 than concrete.
 - Roof space used for onsite generation with solar panels supplying electricity



3. Align values of Planning Dept with a common goal and Stakeholders

- It seems that Planning are sometimes viewed with some element of contempt due to ineffective timelines or unreasonable decisions adhering to tight constraint in the 2011 plan. Planning requires more resources to speed up processes and get ahead of the demand for their services. Moreover, the relations between Planners, developers, building professionals and islanders should be renewed with an overriding set of core values which are consistent with the goals of the forthcoming island plan. For example: Efficient, Longevity, Sustainable, Suitable

In the same way a large business would adopt this approach to improve culture and profits, the whole department should be aligned on what kinds of buildings Jersey is seeking to adopt. Communication is vital between planning and stakeholders.

- Another key aspect is what? (if anything) is good enough for a brownfield sites such as dilapidated greenhouses. If housing is not acceptable then solar panels could be used on this space as the development would pay for the clearance of the site and is not permanent like housing.
- Consider if the current Jersey Standard Assessment Procedure (JSAT) calculation (a local model using certain energy efficiency parameters), needs updating to match current targets. Often large buildings can pass this assessment with 4 >6 solar panels which is not enough to make a substantial impact_ Some solar is better than none but some developers use a non-effective amount of solar to have a building pass.

4. Build UP, not out

While controversial, the idea of having one larger building which can accommodate more people than multiple smaller buildings, ought to make economic sense. With or without aspirations of St.

Helier being a modern finance and tech hub, a few key 'tall buildings' could be accommodated.

Consideration needs to be given to

- £ Cost and carbon cost of additional foundations for tall building vs equivalent m2 floor space of multiple smaller buildings
- Attractiveness of skyline and design in keeping with Jersey – Create 'iconic' structure
- **St Helier to become a 'Micro-city'** a USP and attractive place for young professionals to work
- Added value of such a building to the economy. Such as internal services, shops and facilities reducing CO2 per person
- Lessons learned and commission independent research & report on to global city skylines and the impact this has on everyday life.

5. Locally Generated Renewable Energy

- Jersey consumes low carbon energy from France . But Jersey does not generate anything in return. It is possible that Jersey could be giving energy back into the European energy system if ambitious on-island generation targets were started.
For example; 30% on-island renewable energy by 2030.
- Jersey is exposed in terms of security of supply. Business and Jersey modern life relies on Energy but Jersey could do more now to make itself more resilient to globalisation and still benefit from the current status quo arrangement.
- Jersey Electricity tariffs do not reflect the reality of the modern energy consumer. Creative energy tariffs are the key to sparking more micro-generation on island without Gov subsidy or grants.
- Consider obstacles to local tidal power.
 - It's expensive. The funds/finance capital for vast energy projects are available in Jersey through some of the 'Green' Funds that are administered here. Could the project be made more far reaching by combining a tidal barrage with new deep sea port/harbour in St Aubins Bay
 - Consumers might have to pay more. Commission an independent market research report asking if islanders would pay more for locally generated renewable energy and if so how much?
 - Conservation considerations. Start immediately on conservation reports scanning and understanding the seabed & ecology. It will take years to complete research into the effects on local marine eco systems of different kinds of tidal energy systems.

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