

Government of Jersey
Union Street | St Helier | Jersey | JE2 3DN

Deputy Hilary Jeune
Chair, Environment, Housing and Infrastructure Panel

BY EMAIL

26th January 2026

Dear Chair

RE: Follow up questions from the Quarterly Public Hearing on 17th December 2025

Thank you for your letter dated 30th December 2025, following up from the hearing on 17th December 2025. I apologise for the delay in the reply. Please find the relevant information provided below.

Clarification on the extent to which Ramsar obligations and wider environmental protection requirements were considered as part of the procurement process for the Havre des Pas Lido operator contract.

The following wording was included in the agency documents that were produced as part of the EOI process and published in October 2024:

- *Environmental challenges: Proposals should highlight the understanding of operating from a premise with challenging environmental factors and build into any business plan how they hope to overcome this challenge.*

The extract below is taken from the draft lease that was the basis of the EOI process for the Bathing Pool and Cafe, and was made available to the parties (at different stages in the process) as negotiations progressed:

4.25 Environmental Liabilities

4.25.1 Not to cause, suffer or permit any discharge, emission, escape, spillage, seepage or leaching of any hazardous or polluting substance at, upon, within or from the Property and not to breach any Environmental Law, and promptly upon becoming aware of the occurrence of any such discharge, emission, escape, spillage, seepage or leaching to notify the Landlord and to take such remedial action as may be required (whether under or by virtue of Environmental Law or otherwise).

4.25.2 Any liability under Environmental Law arising as a consequence of the Tenant breaching the covenant at Clause 4.25.1 shall be the sole responsibility of the Tenant.

Further detail on the PFAS monitoring and risk-management arrangements in place for the St Peter sewage attenuation tank project.

The St Peter Strategic Storage Tank (SST) has gone through a rigorous Planning approval process which resulted in the requirements for several conditions that needed to be met. To enable the conditions to be discharged, several assessments were undertaken on the impacts to groundwater and the impacts of contamination on site. The results of these were combined into a Planning Condition Discharge Report to discharge Condition 2 (hydrogeological impacts), Condition 3 (contamination), Condition 4 (remediation scheme design) and Condition 5 (remediation works).

This Planning Condition Discharge Report undertakes a comprehensive assessment of hydrogeology and the contamination as these work in conjunction with each other on this site. Within the document is a Trigger Action and Response Plan (TARP) which details the process of how the groundwater impacts will be managed.

The monitoring and mitigation measures identified in the TARP have been prepared in conjunction with the extensive hydrogeology reports regarding water quality which has been requested via the Planning process, which has covered any concerns that the stakeholders have as part of the Planning process. Utilising experts in this area, investigations were carried out to determine the actions required to alleviate any concerns. All monitoring and mitigation measures identified in the TARP (as required under the Planning Permit) and testing as required by Regulation Standards will be carried out by the Department, just as they would by any other Developer. The testing and monitoring will be carried out on site by utilising monitoring wells/ boreholes currently being installed to meet with these requirements.

There will be level and quality fluctuations due to environmental changes that have been taken into account in setting the trigger levels in the TARP. It has been agreed that the project team will keep the residents informed of any significant changes as the project progresses.

It should also be noted that the project is not adding or taking away water from the water table using the proposed method of construction. As the excavation for the SST proceeds, there may be a nominal amount of dewatering before the concrete tank base is poured but using a secant pile design significantly reduces any requirements for dewatering and protects supply to nearby residents, as noted in the various reports submitted to discharge the conditions of the planning permit.

Should dewatering be required during the construction of the works, then the initial water will be discharged to the nearby surface water drains in accordance with a discharge permit provided by the I&E Regulation Standards Office. This permit is in the process of being attained.

It is further highlighted that the site investigations confirmed the level of PFAS identified in ground water is lower than the recorded level of PFAS present within the surrounding surface water network and below the UK Drinking Water Inspectorate (DWI) guidelines. Therefore, there will be no negative impact upon the water receptors as a result of dewatering from the project.

To prevent any impact upon local abstractions, the Principal Contractor (ROK Regal Construction Limited) are programmed to commence the installation of six monitoring wells/ boreholes to the northern boundary of the site. Each monitoring well will be installed with an automatic Piezometer, recording the water levels to a cloud-based system every 15 minutes, 24 hours a day. The Principal Contractor will ensure this data is reviewed daily during any dewatering activities. To further

safeguard all the surrounding abstractions, a conservative “Trigger Action” monitoring level has been established within the TARP. If this level is activated within the monitoring wells, then dewatering will cease, and mitigation measures implemented to prevent any impact upon the local abstractions.

As the water table will be monitored to prevent any significant drawdown of the water table, as detailed within the TARP, any contamination from further afield, outside the site, will not be drawn towards the site or the nearby receptors (which are detailed in the hydrogeological report).

The TARP includes mitigation measures such as recharge wells, soakaways and alternative construction methods, which can be utilised as required to ensure the local abstractions remain unaffected.

As part of the planning approval process, a Land Contamination Review (LCR) was undertaken to identify any potential contaminants and determine the re-use potential and waste classification of site soils. Due to the sites proximity to the airport and at the request of the Planning Department the LCR included a PFAS contamination risk assessment.

The LCR concluded that *“Chemical testing has confirmed no exceedances of relevant Generic Assessment Criteria (GAC) for human health or controlled waters. This indicates a low contamination risk, and the soils may be considered suitable for re-use on-site”*. The review further clarifies that *“The waste classification undertaken on the soils sampled implies that all would be considered non-hazardous waste (classified as 15-05-04)”*.

In relation to PFAS Contamination, PFHxS has been found in extremely low concentration in the top 1m of soils across the site. Testing undertaken of the soils below 1m show no positive results for any PFAS element.

The low concentrations of PFHxS found within the top 1m are below the acceptable limit for Allotment use (UK) and are below the recommendations given in the PFAS Scientific Advisory Panel’s Interim Report 2. Therefore, despite traces of PFAS found, the levels mean that the soil is deemed not to be affected by PFAS.

However, it is currently understood that there is a zero-tolerance approach to accepting PFAS contaminated materials at landfill (La Collette) in Jersey, due to the ongoing scrutiny and uncertainty around the effects of PFAS. Therefore, as identified in the Planning Condition Discharge Report, this material must remain and be re-used on site.

Please let me know if there is any further information that you require.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Andy Jehan', with a stylized, flowing script.

Connétable Andy Jehan
Minister for Infrastructure