

SUMMARY OF THE PUBLIC CONSULTATION PROCESS HELD ON THE PROPOSED MODIFICATION OF THE APPROVED PHYSICAL DEVELOPMENT PLAN TO ALLOW SAND MINING IN ZONE V- FORT GHAUT AND THE UPPER BELHAM VALLEY

Duration: 3rd July – 31st August, 2020 (60 days) extension for one month - **30th September 2020**

Abbreviations

CPP – Chief Physical Planner

DOE-Department of Environment

GOM -Government of Montserrat

PDA-Planning and Development Authority

RSPB-Royal Society for the Protection of Birds

Total respondents = 32

Consultation Exercise	3/7/20 - 31/8/20	Radio Programme -ZJB radio <u>17 September 2020 at 7.00 pm</u>	Town Hall: 24/9/2020 @ 5pm Montserrat Cultural Centre	Extension for extra month - 30/9/2020
Respondents	13 respondents	2 respondents	Present: 36 persons 11 respondents	6 respondents

	RESPONDENT	DATE	COMMENT	PDA RESPONSE
1	Pamela Fulford, Resident of Old Towne	Sat, Jul 4, 2020	<p>Belham Valley residents have long suffered incessantly loud industrial clanking and crunching, day-long dust and disappointing illegal mining incursions down the valley. For many years, we have suffered huge dump trucks dangerously speeding through our residential streets. Huge ponds have been dug by the miners in the lower Belham Valley creating unsafe, mosquito infested areas.</p> <p>The Belham Valley sand that was approved to be mined in the original approved PDP is now depleted, as stated in your July reports. Give Belham Valley residents a break and leave this once beautiful valley that now resembles the face of Mars. Further digging up an additional 30 acres up the Belham Valley will add insult to injury, injury that the Belham Valley residents will continue to suffer over the next decade. Trust has been broken and we do not believe the miners will follow Government laws or regulations</p>	<p>An Environmental Management Plan would be developed and incorporated as part of the management for both areas. The traffic would be routed to Cork Hill and monitoring of the traffic will be done in conjunction with the Police.</p> <p>The location of the sand miners would be positioned much further away from the residents of Old Towne and Isles Bay with minimal impact to residents. The Ministry will ensure that all the sand miners comply with the relevant laws going forward. Sand mining is an important industry and GOM is seeking to ensure that mining is conducted in an</p>

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			<p>in or adjacent to residential areas, environmentally significant areas or protective buffers.</p> <p>All future sand mining activities should be located in properly zoned industrial areas, far from current residential, commercial or environmentally significant areas. Further mining in the Belham Valley should not be allowed.</p>	<p>environmentally sustainable fashion.</p>
2	Jeremy Thorn	Sun 7/5/2020 8:19 PM	<p>The Belham Valley is a residential area and residents bought their homes without the expectation of heavy industrial activity. Sand mining in my personal experience results in the roar of loud diesel engines, clanking, crunching, dust and large dump trucks on residential streets. Ponds left by miners in the lower Belham Valley in the past created mosquito-breeding habitat. Sand mining is a deterrent to visitors from abroad who spend significant amounts during their time on Montserrat.</p> <p>Residential areas should be separated from commercial areas</p>	<p>The location is further up the Belham Valley and Fort Ghaut which is even further away. The dusts and clanking will be concentrated outside the residential zones. The EMP will ensure that miners don't leave big ponds for mosquito breeding and active monitoring to ensure no mosquito breeding grounds exists.</p> <p>Good urban planning encourages some form</p>

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			<p>in keeping with good community/urban planning practices. The proposed buffer area is inadequate for this purpose. At a bare minimum, the eastern boundary of the buffer zone should be moved further eastward to a point on the Belham River up past the old Belham Bridge to where the boundary between the condominiums and the conservation area runs down toward the river. People on Garibaldi Hill, in Isles Bay Plantation, Happy Hill, Friths and in the condominiums (that we hope will be rebuilt) deserve to have a place where they can quietly enjoy home life and the natural beauty of this area.</p> <p>In a similar vein, no extraction should occur on Isles Bay Beach below the bluff, immediately below Garibaldi residences.</p> <p>A complete ban on sand mining throughout all the Belham Valley would protect residents' interests</p>	<p>of mixed use where commercial and residential can co-exists.</p> <p>The proposed buffer was devised for the Lower Belham and is already incorporated in the Approved Physical Development Plan. The buffer area is adequate and when volcanic activities are low sand miners are encouraged to go further up the Belham Valley.</p> <p>No extraction is taking place on Isles Bay Beach below the bluff.</p> <p>A complete ban will not be necessary. Measures</p>

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			<p>better than just enlarging the buffer area, but I recognize that sand mining and other initiatives (perhaps Government-supported solar panel installation on dwellings to reduce citizens' electricity costs) can provide employment that is needed on the island until tourism rebounds.</p> <p>For greater clarity, the larger buffer zone that is necessary to protect the residential area is shown on a map which I have attached.</p> <p>Broadly, it is my opinion that further mining in the Belham Valley should not be allowed, but I recognize the political reality and therefore put forward this compromise.</p> <p>Jeremy Thorn Old Towne</p>	<p>will be put in place to ensure that the sand mining industry operates in an environmentally friendly environment.</p>
3	Eric Tomme	Fri 7/10/2020 4:40 PM	<p>Dear Physical Planning Unit,</p> <p>Please read below our comments on Sand Mining in the Upper Belham Valley (Zone V)</p>	

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			<p>1) On page 3 of your document “Sand Mining in the Upper Belham Valley (Zone V) we read this: “Furthermore, the Physical Planning Unit commissioned IMC Worldwide to undertake an Environmental Impact Assessment of the Belham Valley to cover all the existing miners operating in the valley”. Is the IMC EIA study subject to the upper Belham Valley (seen as above the former bridge) or does this cover the Valley from the beach to the base of Gages Mountain? Where can we find information on the IMC EIA study, was this made aware to the public?</p> <p>The PPU is well aware of the Court Injunction and Consent Order related to the lower Belham Valley (under the former bridge) and this should remain respected as is currently the case.</p>	<p>1) The EIA from IMC Worldwide covers the entire Belham Valley area and will not be an issue for the additional area identified for sand mining since the environmental impacts are similar in nature.</p> <p>The PPU is aware of the Court injunction in relation to the Lower Belham Valley as it relates to the former bridge. The proposed new area for sand mining is a long distance</p>

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			<p>2) This document clearly describes the mining extension further upstream into the current zone V, however your statement below in page 4 describes the whole Valley. This is very misleading as there is NO mining allowed below the Belham bridge.</p> <p>Efforts will be made to minimise the effects of the mining and export of material from sand mining in the Belham valley, taking into consideration the nature of local guesthouse/hotel and restaurant businesses, residential accommodation and other approved land uses. To this end, all sand mining activities will be regulated in line with the Physical Planning Act and regulations governing the industry to ensure sustainability of the sand mining industry and to</p>	<p>east of the Old Belham Bridge Road.</p> <p>2) The new zone extends into Zone V and does not reflect the entire Valley. No mining is presently allowed below the bridge.</p> <p>Efforts will be made to minimise the effects of the mining of material from sand mining in the Belham Valley. Impacts on all other approved land uses will be minimized. All sand mining activities will be regulated in line with the Physical Planning Act and all Regulations governing the industry. The aim is to ensure sustainability of the sand mining industry and to</p>

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			<p>minimise environmental degradation to the environment.</p> <p>Please be specific and mention activities above the Belham bridge, <u>NO mining activities at all below the bridge</u> (given current volcano Hazard level) this to avoid GoM to be in breach of the Court orders.</p> <p>3) We welcome the extension of the mining activities in zone V and in fact, the SAC and MVO should fully review the zone V as no volcanic eruptions took place since Feb 2010, thus 10 years of no eruptions over a total life span of 25 years. It is indeed time for a thorough review, allowing the Mining Industry to further grow and also the Tourism Industry. For the latter, access should be given to the top of St Georges Hill as this is a prime lookout point and Tourist attraction.</p>	<p>minimise environmental degradation.</p> <p>3) The proposed Modification is seeking to extend sand mining into the Upper reaches of the Belham Valley, and into Fort Ghaut in Plymouth, both in Zone V. The MVO has assisted the modification exercise by undertaking a Risk Assessment exercise which will be part of the decision-making process.</p> <p>The PDA is also aware of the proposals to establish a GeoPark in the Plymouth area. Consultations with the</p>

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			<p>4) Reading this important paragraph from page 5</p> <p>The Ministry of Agriculture, Lands, Housing and the Environment will work with the sand miners to help restore degraded areas in the Belham Valley and to monitor the sand mining industry to ensure that sand miners comply with the required standards going forward.</p> <p>we have the following suggestion: The miners exposed the former bridge at the Lower Happy Hill road side (in fact the bridge is covered by maybe 1 ft). In co-</p>	<p>Tourism Division have been undertaken, and the proposed Modification takes this Geopark development into consideration.</p> <p>4) The Ministry of Agriculture, Lands, Housing and the Environment will work with the sand miners to help restore degraded areas in the Belham Valley and to monitor the sand mining industry to ensure that sand miners comply with the required standards going forward.</p> <p>The Plan going forward is to work with the sand miners as part of the</p>

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			<p>operation with the Environment Ministry, miners could further expose the bridge in full and clear the access roads North and South and also towards Spring Ghaut at Lower Friths. The most probably intact bridge could be further cleared so that water can run under the bridge. For this some material will need to be removed below the bridge by maybe 30 metres (variable mining zone) to connect the natural flow further downstream.</p> <p>This would secure safe crossing at most times (except during hurricanes).</p> <p>5) Further extending mining upstream for the Mining sector is in fact not enough. The Agriculture sector should also be allowed to work the land of the very fertile flanks of the Belham Valley North and South. Please do not forget the farmers as they bring our primary needs, food, on the table and are far more important than the mining sector.</p>	<p>restoration process and to maintain a clear path for water to traverse. The Wetland Project proposed by the National Trust, will help in this regard.</p> <p>5) The mining sector is an important contributor just like agriculture to GDP. The farmers are not neglected since the Ministry (MAHLE) is actively working with farmers North and South of the island to promote agricultural production on island.</p>

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			<p>Kind regards,</p> <p>Annie & Eric Tomme Loblolly Lane Old Towne</p>	
4	Eric Tomme	Fri 7/10/2020 4:57 PM	<p>Dear Physical Planning Unit,</p> <p>Please find below our comments.</p> <p>Challenges to the mining industry:</p> <p>This highly profitable industry for the company owners has shown a lot of disrespect to the people of Montserrat (road dust and complaints of restaurant and bar owners at Little Bay Port),and especially to the residents of the lower Belham Valley (noise and dust nuisance). It took a legal fight for almost 9 years to bring back peace and tranquility in the lower Belham Valley. Hopefully the Court rules (Consent Order and Injunction) will remain respected without any</p>	<p>PDA Response: PPU is aware of the Court injunction in relation to the Lower Belham Valley. The area is a long distance east of the Old Belham Bridge Road. The process for modification is a transparent process and allows for public consultation in keeping with the Physical Planning Act.</p>

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			<p>sneaky process to restart mining in the Lower Belham Valley. Nature has already carved a new dry river to the sea (only runs for some days after storms or hurricanes).</p> <p>Also roads were damaged and some completely destroyed for which GoM and UK tax payers monies were used to repair and renew. Some roads are still not usable like the Lower Happy Hill Road leading to the important river crossing at the buried Belham Valley bridge.</p> <p>Expansion options:</p> <p>Return to Eastern side (old mining site at Trants): It is sad that no mining company sees the potential: All local sand and aggregate needed for Little Bay (port and future housing developments) and the North in general could be provided from that side. This will decrease the potential high trucking traffic on the West coast road when port works at Little Bay will start.</p>	<p>The road network is being addressed by the PWD who are responsible for the maintenance the road network on island.</p> <p>The option to explore sand mining and potential jetty in the Trant's area can be explored at a future date. The present modification only explores the Upper Belham and Fort Ghaut.</p>

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			<p>Mining companies could be granted a concession to build a protected barge loading port at the mining site close to Trants on the East coast. This noisy and dusty industry has the potential to fully develop and bother nobody. Obviously a shipping facility is not available but one should investigate a low cost barge shipping facility, not a very expensive full port development.</p> <p>Mining in Fort Ghaut:</p> <p>This is indeed a viable option but with challenges for a longer term future development as Plymouth is also the intended primary Tourist attraction of Montserrat. We certainly welcome this medium term solution as nobody is really disturbed. A well thought modification taking into account the safety as well.</p> <p>As Tourism and mining will co-exist for some years to come, miners could dig out part of the Plymouth roads including water run-off so that the Tourist</p>	<p>The option for Plymouth will ensure that the tourist potential is not compromised. This is done by providing access routes which do not impact on the historical areas within Plymouth and to minimize environmental impacts to the area.</p>

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			<p>attraction is improved. Another very viable Tourist attraction is the Governor's house which could be partially restored to protect the building which still stands today.</p> <p>Acces to Foxes Bay:</p> <p>For Tourism, the alternative road via Delvins, should be used as much as possible to give way to the mining companies using the main road for the sifting plants and going to Plymouth.</p> <p>Kind regards,</p>	<p>The alternative road via Delvins can be explored as another route to Plymouth.</p>
5	Stephen Mendes	10/8/20	<p>Good day</p> <p>I am writing in the capacity as a private citizen to support the change of use of zone v that is adjacent to the current upper limit of the mining zone.</p> <p>Mining is very important to the economy of Montserrat; providing employment for 60 persons, tariff</p>	<p>The PPU is aware of the Court injunction in relation to the Lower Belham Valley. The PDA understands the importance of the sand mining industry hence the need to zone additional areas for sand</p>

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			<p>and taxes to the Government and ports, provision of aggregate at reduced rates to the public for construction and provision of material for the manufacturing of concrete blocks.</p> <p>If one was to walk up the Belham , you will appreciate that deposits in some places exceed 30 feet in depth and the removal of this excess material would most certainly aid in preventing silting of the coastal waters in the event of heavy rainfall. It would also prevent erosion of the upper banks of the river course which in some areas is quite fragile. Mining in Belham will also give the opportunity to assist with directing the flow of the water and hopefully channel it as desired.</p> <p>It is understood via way of the documentation provided, that current areas that are being mined are somewhat depleted, and the areas with significant deposits in lower Belham (West of Happy Hill) are exempt due to a</p>	<p>mining hence a modification to the Physical Development Plan. The risks to the sand miners were identified in the Risk Assessment done by the MVO and will factor in the decision-making process going forward.</p>

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			<p>court injunction. Therefore there is no other viable short term alternative but to venture further up the Belham.</p> <p>Once the risk has been determined that it is no greater than that if one was touring Plymouth (which is currently allowed with conditions) I have no objections for the miners to venture 800 - 1500 meters into the zone v. I would assume that a mining plan would be implemented so as not to compromise the valley sides and the exercise will be monitored so the miners do not go below the original river bed. There has been some discussion of the miners returning to Trants, but the cost of transporting the material from the East to Plymouth would be prohibitive and it will also raise safety risks to commuters on the A1 road network. Building a jetty in the East may not be practical given the nature of the Atlantic coast and seas.</p> <p>Stephen</p>	

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6	Dunstan Lindesay	10/8/20	<p>Personally I think that all effort should be made to expand the sand mining sector. As it a source of Foreign Capital for the Island. More GOM control is needed though; especially in the Management of the sites. Miners shouldn't be left to (Willy Nilly) EXCAVATE here Today. EXCAVATE there Tomorrow.</p> <p>This is a growth industry and should be properly managed. But no restrictions should be put on the Miners. Especially By PPL WHO WEREN'T BORN HERE. If the DUST, NOISE or SMELL bothers them. They can go back to The UK, The USA or CANADA. We can't be dictated to by VISITORS.</p> <p>Dunstan (CONSCIENCE) Lindesay</p>	<p>The PDA understands the importance of the sand mining industry hence the proposed modification to the Physical Development Plan. A Management plan will be developed to ensure compliance by the sand miners. This will be done jointly by the Department of the Environment and the Physical Planning Unit to ensure compliance.</p>
7	James and Mary Anne Bain Old Towne	10/8/20	<p>Dear sirs,</p> <p>Input has been requested regarding the expansion of sand mining operations to include the upper Belham and Fort Ghaut</p>	<p>Remediation works are planned with the Montserrat National Trust under a proposed</p>

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			<p>areas. As a homeowner in Old Towne, I cannot support the proposal without seeing firm evidence that the required remediation for the lower Belham has been accomplished as promised, and that future mining activities comply fully and promptly with required remediation.</p> <p>The lower Belham is an ecological disaster, essentially strip mined and so far there has been no effort to address the remediation as required by the consent order. To allow future operations while failing to hold them accountable and ignoring their current obligations is irresponsible.</p> <p>Sand miners need to show that they are worthy of concessions and fiscal support by GOM by fulfilling their obligations before the Government of Montserrat and the Crown grant more favours to them.</p> <p>Sincerely,</p>	<p>RSPB Project to rehabilitate part of the Belham Valley. GOM is ensuring that proper environmental management is part of the process going forward to the new areas. This will be agreed by the sand miners and properly enforced.</p>

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			James and Mary Anne Bain Old Towne	
8	John Renton	13/8/20	<p>1 The original Montserrat 2012: shows the Belham Valley as “Residential” with the base of the Valley which was Golf Course as “Recreational”, which are compatible “Uses”. They need to be protected by the Physical Planning Department as such, if necessary by enforcement, without residents having to take private legal action to protect the residential environment from “Heavy Industrial” and Open Cast Sand Mining. Without which the residential environment will be destroyed and new buyer will not come and invest.</p> <p>2. Boost the Economy: The properties in this area are High – End luxury, where the owners generate important revenue and employment, thus boosting the island’s economy.</p> <p>3. Isles Bay Plantation: IDML is the development company that</p>	<p>The residential nature of the area has not changed. The Physical Planning Unit has taken enforcement action and all sand miners are operating in the area zoned for sand mining.</p> <p>Buyers are still purchasing property in the area.</p> <p>The properties values in the area remain high-end where employment and revenue generation still make a significant contribution to the economy.</p> <p>Villa development can continue despite Covid</p>

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			<p>designed and built and sold Phase 1., between 1990 to 1995 and were stopped by the volcanic crisis. In February 2020 as the volcano has been quiet for 10 years, it was decided to re-commence marketing Phase 2 to test the market, At this level Villas would be sold off plan so clients designs can be customized and they can select their their fixtures and fittings. This has been is currently delayed by the Covid 19 situation.</p> <p>4. Buffer Zone. The sand mining activity has proven to be so invasive and much of the time appeared unregulated. The buffer zone should therefore be extended to cover the whole residential area to the east up to the condominiums as the noise carries and dust is blown down the valley by the prevailing winds.</p>	<p>19. The market for villa rentals can continue with minimal disruption from sand mining.</p> <p>Sand mining is regulated, and all sand miners operating within the Belham Valley became compliant. The operations of all sand miners within operating within the Belham were regularized.</p> <p>Windblown particles would be minimal depending on the prevailing winds.</p>

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			<p>5. The Isles Bay Beach. A designated Recreational use which must be protected from sand mining.</p> <p>6. Fort Ghaut Plymouth: This appears to be a positive and natural location for additional sand mining.</p> <p>There is no conflict of uses for the foreseeable future. It is near the jetty for export with minimal truckng.</p>	<p>The recreational use within the area is still protected and was never removed.</p>
9	Christopher H. Lynt Owner, Villa Evermay, Bishops View Road, Old Towne, Montserrat	13/8/20	<p>Physical Planning Unit:</p> <p>I own property in Old Towne near Olveston on Bishop's View Road overlooking the Belham Valley. My family has owned the property it since the mid-1970's and built a house there which was fully completed in 1977 (builder Emmanuel Galloway).</p> <p>From my house I have a straight line-of-sight view of the upper and lower Belham Valley. In fact, I have a good view of pretty much the whole valley from Gages and</p>	<p>The house location is roughly 1.21 miles away from the Upper Belham Zone V and any dusts and noise would easily be dissipated because of the distance. Visits by the CPP and staff to this residence revealed that very little impact would occur to this resident and will not be a factor.</p>

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			<p>St Georges Hill beyond Air Studios all the way to the Caribbean and Isles Bay/Old Road Beach.</p> <p>Thus, any noisy dust producing activity, such as 'sand mining' in the upper Belham can be heard and inhaled on my property. The dust stirred up by any mining activity in the valley wafts up the valley sides and travels towards my property due to the prevailing winds (from east to west) and the updrafts from the valley floor due to solar convection.</p> <p>The noise and dust was especially bad at my house when the conveyor was running at the Shamrock mining activity site.</p> <p>The dust that reaches my house, and is also carried by the wind to the lower Belham and the beach, is the fine particulate material.</p> <p>It is well-established science that smaller fine particles travel further than large ones. And the fine particulates are the kind that cause the most damage to human</p>	<p>The conveyor belt from Shamrock is no longer in operation and sand mining is concentrated above the Old Belham Bridge road.</p>

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			<p>lungs because they can get embedded deep down inside them when inhaled.</p> <p>In particular, the dust stirred up by mining activities in the Belham includes volcanic ash, which is high in silica crystalline material, and is especially dangerous. Silica dust is known to cause severe and chronic lung damage, including damage that can lead to lung cancer, COPD, and other respiratory problems. Other trace minerals in the volcanic ash include arsenic and other toxic metals which could enter the body directly through breathing, or be deposited on surfaces, in water sources, on foods, etc., and enter the body through eating and drinking.</p> <p>One of the water sources for the island I understand is or was located in the Belham Valley. Thus contamination of the Montserrat water supply is possible through such mining activities if this water source is</p>	<p>Contamination has not been recorded by MUL regarding ground water and verification with the Water Division Manager indicated that there is no</p>

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			<p>used, now or in the future.</p> <p>Any mining in the Upper Belham Valley therefore directly and adversely affects my property and all the other properties nearby and/or downwind from mining activities, and thus would be an intolerable danger and nuisance. Any affected landowner would have multiple causes of action to abate such mining activities, including trespass and nuisance.</p> <p>When my family and other landowners around the Belham Valley purchased their properties in the 1960's and thereafter, the Government of Montserrat made explicit legally enforceable promises to them, and those promises are enshrined in the covenants that run with the land. One of those covenants was that the Belham Valley would be exclusively and strictly limited to recreational activities. Therefore, mining and other such commercial activities is expressly</p>	<p>evidence to substantiate this claim.</p> <p>The Physical Planning Act allows the Planning and Development</p>

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			<p>prohibited there by those covenants. Allowing such activities would adversely affect the value of the surrounding properties as well as the 'quiet enjoyment' thereof, a legal term.</p> <p>It is my understanding and belief that "re-zoning" is legally ineffective under these circumstances. That is, rezoning cannot overrule land covenants limiting use according to long established English property common law. Thus any re-zoning of the upper Belham Valley in an attempt to permit commercial mining activities would have no legal effect. The covenants limit the use of the Belham Valley to recreational activities. A law suit by any affected property owner could be brought should any commercial mining operation commence in the Belham Valley for a violation of the covenants.</p> <p>I believe that mining in unoccupied areas such as Plymouth that are not up-wind</p>	<p>Authority to make modifications as it deems fit., within certain prescribed guidelines.</p>

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			<p>from occupied areas on the other hand, would have no such public health and/or legal problems.</p> <p>I should add that obviously mining activities in the Belham Valley will have an adverse impact on tourism. In particular, visitors to the Emerald Isle of the Caribbean do not want the noise and dust associated with mining activities spoiling the tranquility and beauty of their visit to Montserrat.</p> <p>Therefore, the inevitable conclusion must be that the Belham Valley is a very bad place to conduct mining activities because of all the potential adverse consequences. To summarize, these include adverse health impacts on nearby residents, adverse impacts on property values, and the inevitable legal action for such impermissible activities.</p>	

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10	Susie Layton	8/19/2020	<p>Montserrat physical development plan 2012-2022 Public Consultation</p> <p>Comments: From Derek and Susie Layton,</p> <p>Palm Tree House, Isles Bay Plantation</p> <p>In addition to the comments raised by John Renton which we endorse and fully support the following additional objections should be noted.</p> <p>1. Our house is the first house nearest to the proposed sand mining therefore we would be the most affected in terms of noise, increased dust and air quality pollution, particularly for those residents with chest conditions in part contributed by ash clean up in the past, and disruption. We have already endured the activity of noisy sand mining trucking for many years.</p>	<p>The house location is roughly 1.21 miles away from the Upper Belham Zone V and any dust and noise would easily be dissipated because of the distance. CPP /staff visits revealed that very little impact will occur to this resident and would not be a factor.</p>

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			<p>2. The price of our property along with others in this residential area would be radically devalued and therefore we may have to seek compensation from the Govt of Montserrat.</p> <p>3. We have been supporting Montserrat for over twenty years throughout the volcanic crisis, maintaining, repairing and upgrading the property using local labour. Isles Bay Plantation is a high end luxury development situated in a quiet location. The proposed sand mining will destroy the enjoyment of many houses in this area.</p> <p>4. We suggest that Fort Ghaut Plymouth is used as a sensible location for additional sand mining and would request that the relevant parties look at this alternative proposal as a matter</p>	<p>2. The value of properties in the area continues to maintain steady values and will not be impacted by the modification to the sand mining zone which is further east.</p> <p>3. The sand mining industry can co-exist with minimal disruption to economic activities as it relates to residential tourism. The area is over one mile away and will not disturb the integrity of the area where activities are centered in the Cork Hill and Upper Belham.</p> <p>4. Fort Ghaut is part of the modification to the Physical Development Plan and is a viable alternative in conjunction with the Upper Belham.</p>

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			<p>of urgency.</p> <p>Signed Susie and Derek Layton</p>	
11	John Wilson	20/8/20	<p>I am concerned over what appears the undue haste and speed with which this new plan is being pursued.</p> <p>I am alarmed at the absence or mention, of any environmental impact assessment report to guide the proposed plan. Any mining operation will always leave an ugly scar on the landscape as seen in the destruction left behind in the Belham River Valley where the ecology and the aesthetics of the area have been ruined beyond repair. Further to the above I am concerned over the choice of the Fort Ghaut area which is a narrow area when there are other vast areas covered with countless</p>	<p>The Modification exercise has followed the legal processes outlined in the Physical Planning Act. There is a period of consultation which ran for 90 days.</p> <p>An Environmental Impact Assessment was done for the Belham Valley which will be used as part of the application process. A separate EIA/EMP will be prepared for the Fort Ghaut area.</p> <p>While it appears that the Ghaut may be narrow, the boundaries would need to be defined by the Survey Department. Sand mining activities</p>

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			millions of tonnes of aggregate material. It is my view that this matter is being pursued with undue haste by your department.	will be confined to lands owned by the Crown.
12	Susie and Derek Layton	23/8/20	<p>Montserrat physical development plan 2012-2022 Public Consultation</p> <p>Comments: Dr. Derek and Mrs. Susie Layton, Palm Tree House, Isles Bay Plantation, Montserrat</p> <p>In addition to the comments raised by John Renton which we endorse and fully support the following additional objections should be noted.</p> <ol style="list-style-type: none"> 1. Our house is the first house nearest to the proposed sand mining therefore we would be the most affected in terms of noise, increased dust and air quality pollution, particularly for those residents with chest conditions in part 	<p>The house location is further away from the Upper Belham Zone V and any dust and noise will easily be dissipated because of the distance.</p>

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			<p>contributed by ash clean up in the past, and disruption. We have already endured the activity of noisy sand mining trucking for many years.</p> <p>2. The price of our property along with others in this residential area would be radically devalued and therefore we may have to seek compensation from the Govt of Montserrat.</p> <p>3. We have been supporting Montserrat for over twenty years throughout the volcanic crisis, maintaining, repairing and upgrading the property using local labour. Isles</p>	<p>2. The valuation information from the Inland Revenue Department indicates that land values have been stable in the last few years and will not change since the activities are further away from the area.</p> <p>3.The sand mining can co –exist and will not undermine the high-end luxury value as indicated.</p>

	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>Bay Plantation is a high end luxury development situated in a quiet location. The proposed sand mining will destroy the enjoyment of many houses in this area.</p> <p>4. We suggest that Fort Ghaut Plymouth is used as a sensible location for additional sand mining and would request that the relevant parties look at this alternative proposal as a matter of urgency.</p> <p>Signed Susie and Derek Layton</p> <p>Sent from my iPad</p>	<p>Fort Ghaut and Upper Belham are considered for sand mining as part of the modification exercise.</p>
13	Susan J Salander	29/8/20	<p>Dear Sirs ,</p> <p>My name is Susan Salander. We own property at the top of Islesbay. We are US</p>	<p>The Lower part of Belham was zoned for recreational activities</p>

	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>citizens from Massachusetts. We fell in love with your island the minute we got off the ferry. I have traveled to many Caribbean islands, Montserrat is a very special place. We love the pristine nature of your island and friendly nature of your people and esp the lack of crowds. We purchased a villa and land in 1995 .</p> <p>When we purchased our villa we were given a copy of your covenants guaranteeing that the Belham would always be zoned as recreational with abutting neighborhoods in residential zones. The mining that has taken place in the Belham is both illegal and dangerous. All of us living/vacationing along the Belham are forced to inhale dust containing silica and who knows what other micro particles that damage human lungs. The direction of the tradewinds only enhance the distance this dust travels along the Belham. We have written letters to previous</p>	<p>and that land use has not changed. The proposed modification is to address sand mining in the Upper Belham over one mile to the east.</p> <p>Mitigation measures to reduce dust will be employed. The use of tarpaulin could be considered to prevent the movement of dusts from lorries.</p>

	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>ministers , governors, environmental ministers and even HSE in England who I am currently reviewing this situation with. In addition I would like to see what protections you are enforcing for the miners themselves ?? Do they wear respirators ? What is your protocol for wetting sand in the trucks being transported across the island to decrease the spread of sand to those who live along the main road ?</p> <p>I am confused as to why you now want to change the zoning in the upper Belham to industrial when you state that you are running out of sand in the Belham ??? It is time for all mining to cease in the Belham. The entire operation should be limited to Plymouth and/or parts of the eastern side of the island once it is determined to be safe enough by the MVO.</p> <p>I was also told there is a water source in the upper Belham near the areas mining is occurring. How can you allow</p>	<p>Water contamination is not a problem as</p>

	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>this to happen ?? Water is ALWAYS a more valuable commodity than sand !! It does not matter that this water is being monitored, once contaminated it is lost.</p> <p>I am not opposed to mining "gray gold" on the island but not at the expense of people's health. It must be done safely, legally and restricted to industrial zones only. It could be a very profitable export for the island if done correctly.</p> <p>Sand mining is in no way a tourist attraction, in fact it is a deterrent. Tourists do not want to hear it, see it or inhale it !!! They do not want to listen to sand mining trucks driving by their rental villa nor do they want to inhale the diesel and dust. When I heard some of those involved with mining state it was in fact a tourist attraction I was very disappointed. That is simply not true and everyone knows it. In fact that statement is</p>	<p>indicated by Montserrat Utilities Limited.</p> <p>The idea is to undertake sand mining in the legal way by Modifying the Physical Development Plan and to put in place environmental safe methodologies for its extraction.</p>

	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>insulting to Montserratians, expats and tourists alike.</p> <p>In addition to sand mining I hope Montserrat will look at blue and green economies. These economies are in fact attractive to tourists. Montserrat has such an opportunity to participate in the organic export market. Another opportunity is resurrecting the music industry which would also be a huge tourist attraction.</p> <p>Tourism and mining can coexist on the island but only if TOTALLY separate and done properly.</p> <p>Sincerely,</p> <p>Susan J Salander</p>	

SUMMARY OF THE PUBLIC CONSULTATION PROCESS HELD ON THE PROPOSED MODIFICATION TO PHYSICAL DEVELOPMENT PLAN TO INCLUDE SAND MINING IN ZONE V- FORT GHAUT AND UPPER BELHAM VALLEY

The Planning & Development Authority proposed an extension to the original consultation process. This extension was for one month, ending on September 30, 2020. The following comments were received from respondents during the period of public consultation.

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
14	Pam Fulford	10/9/20	<p>To: Montserrat Planning Unit</p> <p>I sent in my comments on extending sand mining limits a further 30 acres up the Belham Valley a few months ago then I noticed the public consultation period has been extended. I do not know if my comments were received so I will repeat our opinion that people living in the Belham Valley have already suffered 10+ years of dump trucks speeding down our narrow local roads, constant dust clouds, day-long, year-long, incessant grinding and screeching machinery noise. A noisy and destructive industrial activity such as mining has no place in a residential area.</p> <p>What is new in my comments is that while inviting residents to further comment, the government has already “accepted” the extension as stated in their July 2020 report:</p> <p>“ Sand Miners expressed an urgent need to access material further up the Belham Valley, considering that there was only a limited supply left in the area where mining was conducted. The Planning and Development Authority has accepted the proposal from the sand miners to extend the sand mining limit further up the Belham and parts of Fort Ghaut.”</p>	<p>A Draft Environmental Management Plan has been developed and will be incorporated as part of the management for both areas. The traffic will be routed to Cork Hill and monitoring of the traffic will be done in conjunction with the Police.</p> <p>The location of the sand miners will be positioned much further away from the residents of Old Towne and Isles Bay</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>Usually, public consultation takes place BEFORE the decisions have been made, in order to direct the government to make the RIGHT decisions. Please listen to the residents and turn the miners' efforts to rehabilitation, not further destruction in a residential area.</p> <p>Just because the Belham Valley job is completed, that is not a good reason to extend the devastation. A much more thoughtful and considerate approach would be for the government to make the miners fix the devastation they have already left behind. Build a better road, perhaps. Everyone in the area has driven that moonscape long enough!</p> <p>The July report states nothing about the haul routes, which greatly affects us when they sand is hauled out or when those huge trucks thunder down our road, within 10 metres of our house. When you think about it, we are in harms way from those huge trucks coming down the hill towards the house. Without good brakes...not a good scene. And the miners want to mine a further 30 acres up the Belham, which is a fairly sizeable area and might take a further 10 years work.</p> <p>The govt is obviously just going through the motions and have already given in to the miners demands. The report should include time lines, haul routes, safety mitigation, restoration options, a traffic study, engineering and environmental impact studies of the area.</p> <p>As residents of Old Towne, we will feel extending this destructive activity in a residential area is plain wrong. Two-thirds of the island have already been devastated by the volcano. Why must man destroy more? Please reconsider your decision and consider residents' concerns. Locate hard industrial activities away from any</p>	<p>with minimal impact to residents.</p> <p>The Ministry responsible for sand mining will seek to ensure that all the sand miners comply with the relevant laws going forward.</p> <p>Sand mining is an important industry and GOM is seeking to ensure that mining is conducted in an environmentally sustainable fashion.</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>residential areas to the extent that they are not impacted by noise, dust and danger.</p> <p>Pam and John Fulford Old Towne</p>	
15	Richard Barnes	14/9/2020	<p>Dear Physical Planning Unit,</p> <p>We welcome the success of the mining industry and the government’s continued investment in its future development, however this must be included in the long term development of the tourist industry. The sensitive development of the Belham Valley as a nature reserve and for general recreational use is to be welcomed.</p> <p>We have the following general comment – “Option 1 has been ruled out as unattractive” ; how can an option be ruled out before consulting the views of interested parties.</p> <p>Option 1. East side:</p> <ol style="list-style-type: none"> 1. Mining on the East side of the Island must not be ruled out indeed it should be the priority; the positives for the East side are just the same as for Fort Ghaut a) Owned by the crown b) no occupied residential properties c) opportunity for spill off development; a new jetty would solve the transport problem (if not then an access road to Plymouth jetty), this is the obvious long term location for the industry. 2. Additional positives for the East side are a) closer for commuting workers b) existing access road not generally used by tourists or public c) area is closer to Little Bay if local material is going to be used in the port development. 3. a) A new “public – private” company should be established to fund and build a new jetty at the edge of the exclusion 	<p>The Planning & Development Authority has considered the long term development of the Belham Valley to take account of rehabilitation of the Belham Valley as part of the next phase partnering with the Montserrat National Trust in this exercise.</p> <p>1.Mining in the East as an alternative location can be factored into the process at a later stage.</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>zone on the East side. Montserrat Government should partner with Private businesses Foreign investors and Residents (given a discounted share) who should all be able to invest to fund the development. Mining companies would be charged export fees for the use of the jetty for shareholder dividends.</p> <p>OR</p> <p>3. b) If 3a) Jetty is not possible due to sea conditions on the Atlantic side then consideration should be made for building an access road to transport the material directly to the Plymouth pontoon on the same public private partnership arrangement as above.</p> <p>4. The Government should give tax incentives to miners extracting on the east side for a period of 1-2 years to get established on the basis that they begin to clear sand from the old airport runway area. A potential long term future asset for Montserrat.</p> <p>Option 2. Fort Ghaut:</p> <p>5. This should be seen as an interim solution only whilst the East side mining is developed. Miners have their infrastructure and plant nearby and access to the Plymouth jetty.</p> <p>6. The Belham Valley is a unique and beautiful area in Montserrat and as part of the review the offending mining companies should help restore the area as tourist / environmental and recreational area.</p>	<p>The Authority cannot dictate that a sand mining operator should build a jetty.</p> <p>Sand mining routes are not disallowed but would have to be managed in line with the Traffic Ordinance for the safe transport to Plymouth.</p> <p>Tax incentives are within the remit of GoM.</p> <p>5.Modification addresses Plymouth as an option for consideration.</p> <p>6.The Belham has been considered for restoration and</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>General</p> <p>7. The MVO should not have a veto on the access to Zone V, we understand the safety issue but it cannot hold up development of the Montserrat economy for ever. Risk safety and access issues can and must be overcome or balanced.</p> <p>8. Sand miners must sign up to banning of the extraction of sand from ANY of the beaches in Montserrat as part of the review.</p>	<p>rehabilitation under the wetland project partnering with MNT</p> <p>7.MVO has provided a risk assessment for both areas to include Fort Ghaut and Upper Belham. MVO has provided recommendations based on the risk posed by the volcano so an informed decision can be made to the Approval for the modification of the Physical Development Plan.</p> <p>8. The removal of beach sand is managed by the Ministry of Agriculture under the Beach Protection</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>9. On page 6 of “GoM MODIFICATION PHYSICAL DEVELOPMENT PLAN FOR NORTH MONTSERRAT 2012-2022” the map shows an area of Isles Bay beach “designated for controlled Type 4 sand extraction – Policy LAP 10.10” the review process must insist on the removal of this permission, extracting sand from a beach is hugely destructive to the environment and natural habitat, and the area is an important turtle nesting ground.</p> <p>10. Agree with proposal - Part of any agreement for further mining development should include a clean-up / restoration clause restoring the sand mining area to something respectable. This is a common clause in extraction of minerals contracts around the world.</p> <p>11. Agree with proposal - The current state of the lower Belham is disgraceful and all old mining paraphernalia should be removed and land restored as a condition for further licenses to mine. The Belham valley area is a Montserrat asset and should be treated as such.</p> <p>12. Agree with proposal - The new mining areas once agreed must be clearly designated and a miners license must be linked to those defined areas. Any encroachment of other areas would result in cancellation / withholding of their license.</p> <p>Kind regards Richard, Simon and Peter Barnes Surf House Old Towne Montserrat</p>	<p>Ordinance. Any removal from Isles Bay would have to obtain the required permission from the Ministry so that the appropriate assessment can be made for its removal.</p> <p>10/11.The Planning & Development Authority is in agreement with this consideration for clean up and restoration of the area as part of the best practice procedures going forward.</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			Currently resident in the UK	<p>New Mining legislation makes provisions for a mining license and revocation or cancellation if required. The Planning and Development Authority has the legal mandate and power to regulate sand mining activities under the Physical Planning Act.</p>
16	Richard Barnes	27/9/20	<p>Dear Physical Planning Unit,</p> <p>After doing some further research on the background to mining in Montserrat, I would like to refer the PPU to the 2012 “ Montserrat Mining and Quarrying Industry Study “ carried out by the Oxford Policy Management and Synergy. Whilst the study is out of date in a lot of ways; particularly regarding the use of the Plymouth jetty the key message in the report was harmonising the legal definition of minerals in various pieces of legislation details of which are in the report.</p>	<p>The legal definition as indicated should be harmonized. The Physical Planning Unit is seeking to adopt the proposed mining legislation where the definitions can be</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE												
			<p>For reference I have attached the following from the 2012 report:</p> <p>Figure 7.1: Overview of policy recommendations</p> <table border="1" data-bbox="663 375 1459 1357"> <thead> <tr> <th data-bbox="663 375 1020 448">Mechanism</th> <th data-bbox="1020 375 1459 448">Recommended approach</th> </tr> </thead> <tbody> <tr> <td data-bbox="663 448 1020 854"> Legal framework </td> <td data-bbox="1020 448 1459 854"> <ul style="list-style-type: none"> • Consistent definition of minerals throughout legislation • Clearer legal requirements for operating licenses, management standards, and reporting • Requirements for community consultation • 8-tonne axle limit and enforce vehicle roadworthiness </td> </tr> <tr> <td data-bbox="663 854 1020 1000"> Stakeholder engagement </td> <td data-bbox="1020 854 1459 1000"> <ul style="list-style-type: none"> • Mining sector Code of Conduct • Programme of stakeholder engagement and communication </td> </tr> <tr> <td data-bbox="663 1000 1020 1203"> Minerals Development Plan </td> <td data-bbox="1020 1000 1459 1203"> <ul style="list-style-type: none"> • Develop Belham Valley Minerals Development Plan <ul style="list-style-type: none"> • Resource assessment • Noise modelling and assessment • Consultation </td> </tr> <tr> <td data-bbox="663 1203 1020 1284"> Financial incentives </td> <td data-bbox="1020 1203 1459 1284"> <ul style="list-style-type: none"> • Maintain current incentives • Support regional marketing </td> </tr> <tr> <td data-bbox="663 1284 1020 1357"> Export options </td> <td data-bbox="1020 1284 1459 1357"> <ul style="list-style-type: none"> • Jetty technical assessment • Volcanic risk assessment </td> </tr> </tbody> </table>	Mechanism	Recommended approach	Legal framework	<ul style="list-style-type: none"> • Consistent definition of minerals throughout legislation • Clearer legal requirements for operating licenses, management standards, and reporting • Requirements for community consultation • 8-tonne axle limit and enforce vehicle roadworthiness 	Stakeholder engagement	<ul style="list-style-type: none"> • Mining sector Code of Conduct • Programme of stakeholder engagement and communication 	Minerals Development Plan	<ul style="list-style-type: none"> • Develop Belham Valley Minerals Development Plan <ul style="list-style-type: none"> • Resource assessment • Noise modelling and assessment • Consultation 	Financial incentives	<ul style="list-style-type: none"> • Maintain current incentives • Support regional marketing 	Export options	<ul style="list-style-type: none"> • Jetty technical assessment • Volcanic risk assessment 	<p>streamlined and made clearer going forward.</p> <p>The PDA has involved the public in the consultation exercise and has extended for a further month as required under the Physical Planning Act.</p> <p>The environmental impact assessment has identified the environmental mitigation required to include noise which would form part of the environmental management plan going forward.</p> <p>Incentives are part of the arrangement in place for sand miners.</p>
Mechanism	Recommended approach															
Legal framework	<ul style="list-style-type: none"> • Consistent definition of minerals throughout legislation • Clearer legal requirements for operating licenses, management standards, and reporting • Requirements for community consultation • 8-tonne axle limit and enforce vehicle roadworthiness 															
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No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p data-bbox="667 240 1018 435">Formalising organisational structures</p> <ul data-bbox="1031 240 1463 435" style="list-style-type: none"> • Ministerial-level Mining Steering group (MSG) • Multi-stakeholder Mining Steering Committee (MSC) • Increase capacity of Department of Environment <p data-bbox="646 472 1073 509">4.5 Concluding remarks</p> <p data-bbox="646 545 1453 1214">The aim of the MTEF is to move towards long-term budget self-sufficiency. With DFID currently contributing 60% of GoM revenues and the volcano showing no signs of ceasing activity, this target is highly aspirational and the road to getting there could prove to be long and difficult. Many parts of the legal framework are outdated and both institutional capacity and technical capability are weak, particularly in relation to the mining and quarrying industry. There are inconsistent definitions of minerals in the PPA and the MVA and different licensing requirements for mining activity on public and private land. These legal issues will need to be resolved for the industry to move forward and achieve its full potential. Similarly, the requirements in the forthcoming Road Transport Bill and the Conservation and Environmental Management Bill will need to provide physical transport and environmental frameworks within which the industry is able to operate effectively. Ensuring this is achieved will require some additional resources, notably strengthening technical and enforcement capacity, particularly in the DoE.</p> <p data-bbox="646 1287 1041 1416">Kind regards Richard, Simon and Peter Barnes Surf House Old Towne</p>	<p data-bbox="1493 277 1759 578">The sand mining bill provides a framework for a Steering Committee to deal with sand mining and to strengthen the legal framework.</p> <p data-bbox="1493 630 1759 1084">Technical capability may be weak but opportunity for all stakeholders including the sand miners to be part of the overall management. Enforcement and monitoring will play a big part going forward.</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>Montserrat Currently resident in the UK</p>	
17	Nigel Osborne	28/9/20	<p>Moves mining further from residential areas without opening up new areas for mining. The industry will be negatively impacted. This will affect employment, exports and the economy of Montserrat. Sand in the lower Belham has depleted. Trants per mining is not an option without a port facility in Trants. Sand quality in Belham is similar to what is currently exported. There is still millions of tons of material in Belham.</p> <p>Removal of sand in Fort ghaut area will assist the slow down of the filling up around the Plymouth jetty. This will reduce the need on dredging Plymouth to allow ship from docking. Take trucks off Cork Hill road Mining will not in a location to impact residence. Open up Plymouth area for other opportunities.</p>	<p>Modification of the Sand mining zones will take sand mining further away from the residential areas. A vast amount of material is located in the Upper Belham and Fort Ghaut. Lack of sand mining activities could affect the economy negatively. Mining in Plymouth would minimize siltation to the Plymouth jetty.</p>
18	“Sun Brother Lea”	30/9/20	<p>Good Day,</p> <p>As it was briefly mentioned before I left the meeting of the 24th of September held at the Cultural Centre, I will re-iterate what I meant to share below. How it pertains to the issue at hand, it may not as what I am referencing has been changed by three centuries and of course the town I knew and still love (including it's surroundings) has been dramatically affected since. However I have been curious ever</p>	<p>This narrative brings out the historic context of Plymouth as expressed from an exert of literature from Equiano's autobiography. This</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>since I laid my eyes upon the below historical narrative, but specifically a portion referencing Plymouth it seems (implied).</p> <p>Both personally inspiring as to how strong a single man can be to a steadfast EXTREME and also revealing to how outrageous the wickedness of man IS (unfortunately still), Equiano's autobiography impacts me in many ways ever since reading it.</p> <p>As seen in the second Volume:</p> <p>The Interesting Narrative of the Life of Olaudah Equiano, or Gustavus Vassa, the African. Written by Himself. Vol. II</p> <p>on the first part of page 78 specifically:</p> <p>Page 77 whom I knew; and, having told them my situation, I requested their friendly assistance in helping me off the island. Some of them, on this, went with me to the captain, and satisfied him of my freedom; and, to my very great joy, he desired me to go on board. We then set fail, and the next day, the 23d, I arrived at the wished-for place, after an absence of six months, in which I had more than once experienced the delivering hand of Providence, when all human means of escaping destruction seemed hopeless. I saw my friends with a gladness of heart which was increased by my absence and the dangers I had escaped, and I was received with great friendship by them all, but particularly by Mr. King, to whom I related the fate of his sloop, the Nancy, and the causes of her being wrecked. I now learned with extreme sorrow, that his house was washed away</p> <p>Page 78</p>	<p>bustling pond opposite the town of Plymouth would have been impacted by volcanic events never to be seen again. Likewise, the waterfall in Gingoos. The safety issue was taken on board hence the need for a risk assessment done by the MVO which details mitigation measures which would be employed once the sand miners obtain entry for the Plymouth area.</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>during my absence, by the bursting of a pond at the top of a mountain that was opposite the town of Plymouth. It swept great part of the town away, and Mr. King lost a great deal of property from the inundation, and nearly his life. When I told him I intended to go to London that season, and that I had come to visit him before my departure, the good man expressed a great deal of affection for me, and sorrow that I should leave him, and warmly advised me to stay there; insisting, as I was much respected by all the gentlemen in the place, that I might do very well, and in a short time have land and slaves of my own. I thanked him for this instance of his friendship; but, as I wished very much to be in London, I declined remaining any longer there, and begged he would excuse me.</p> <p>END EXCERPT</p> <p>-----</p> <p>Knowing the area well from childhood, I have made some assumptions, but I would like to hear someone else's opinions on which area this pond was and which areas were possibly affected at that time. Different landscape now but we do know that nature must run it's course as far as water is concerned and manually controlling the meandering of the ghauts (by man) doesn't work well most of the time. Safety is foremost on my mind here.</p> <p>God's natural design always seems to supersede our own.</p> <p>Here is a link to Olaudah's 2nd Volume for context: https://docsouth.unc.edu/neh/equiano2/equiano2.html</p> <p>Thank you for your time and consideration of looking into this information.</p> <p>Blessings,</p>	

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>Sun Brother Lea Montserrat Island Tours www.MontserratIslandTours.com</p>	
19	Charlie Butt	30/9/20	<p>Modification to the Approved National Physical Development Plan (2012-2022) – RSPB comments</p> <p>RSPB welcomes Montserrat Government’s consultation on its proposed “Modification to the Approved National Physical Development Plan (2012-2022)” with its specific focus on the sand mining industry and Sand Mining in the Upper Belham Valley (Zone V) as well as consideration for mining in Fort Ghaut. RSPB is spearheading a partnership-led multi-territory project aimed at restoring and safeguarding wetlands in the Caribbean UKOTs (DPLUS098), working with partners in Anguilla, Turks and Caicos and Montserrat in support of the project’s aims (the Year1 Project Report can be made available upon request). The primary goals in Montserrat, where the project is led by Montserrat National Trust and the Department of Environment, are (1) to assist in the restoration of the sand mining area of the Upper Belham Valley, develop and share sound rehabilitation guidelines for use by the sand mining sector and (2) to collaboratively design a stakeholder-approved concept for a new wetland in the Lower Belham Valley for subsequent funding and implementation. Another discrete goal of the project is to encourage policy support for wetlands conservation; RSPB believes the Montserrat PDP presents an opportunity to acknowledge the global importance of wetlands and their role in providing nature-based solutions to climate change, recognising that over a third of wetlands have been lost</p>	<p>Montserrat welcomes the proposed wetland project which would help to restore the degraded areas in the Belham Valley by the RSPB and the Montserrat National Trust. The global importance of wetlands is acknowledged by the PDA.</p> <p>Consequently, the Physical Development Plan presents an opportunity for a ‘ridge to reef’ landscape scale approach to be adopted for</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>globally since 1970. More specifically, the PDP could acknowledge the Darwin+ funded, multi-stakeholder led plans to revive Montserrat’s lost wetlands through the creation of a wetland in the lower Belham Valley.</p> <p>Value of good spatial planning</p> <p>Spatial plans provide a mechanism to achieve several synergistic goals: designation of zones for social and economic activity, protection and restoration of wildlife habitat, climate adaptation, resilience and long-term prosperity. Consequently, Montserrat’s draft Physical Development Plan presents an opportunity for a ‘ridge to reef’ landscape scale approach to be adopted for conservation and management of the Belham Valley. This can be achieved with a strong, clear management framework focussed on land-use planning and development control, whilst recognising the importance of environmentally sound management in the Belham Valley and Fort Ghaut. Such an approach will enable Montserrat to optimise nature-based solutions to the climate crisis, realised through the restoration of the upper Belham Valley and the creation of a wetland in the lower Belham Valley. The sand mining sector’s contribution to Montserrat’s economic wellbeing need not come at the expense of the territory’s environmental health. On the contrary, provided best practice is followed in site selection (e.g. a full and proper environmental impact assessment) and environmental management systems are in place during operations, then high quality restoration guided by best practice techniques can lead to ecological regeneration.</p> <p>The opportunity and need for sound quarry rehabilitation</p>	<p>conservation and management of the Belham Valley. Such an approach will enable Montserrat to optimise nature-based solutions to the climate crisis, realised through the restoration of the upper Belham Valley and the creation of a wetland in the lower Belham Valley.</p> <p>The sand mining sector’s contribution to Montserrat’s economic wellbeing need not come at the expense of the territory’s environmental health. On the contrary, provided best practice is followed in site selection (e.g. a full</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>Mineral site restoration can deliver multiple benefits for people and nature ranging from: restoration of unique or high conservation value habitats or vegetation communities, provision of greenspace for access to nature and nature-based solutions to climate change such as reduction of flood risk¹.</p> <hr/> <p>Ecological restoration can be achieved through planting of appropriate native, endemic species, fruit trees and plants to stabilise ledges and reduce the risk of land slides, thereby protecting important infrastructure and assist in mitigating lahar-flow impacts downstream. The MNT botanical gardens could potentially be a source of such native seeds and propagules to enable the restoration of the Upper Belham Valley (subject to MNT approval).</p> <p>There are some good examples of quarry rehabilitation and nature conservation in the wider Caribbean, such as the partnership-led biodiversity action plan project at Salina Quarry in the Dominican Republic: https://www.birdlife.org/worldwide/news/project-save-rhinoceros-caribbean-gets-gold-standard. In the Lesser Antilles, the track record for high quality rehabilitation and restoration of former sand mining areas in the Caribbean is considered to be mixed; Montserrat can therefore be a beacon in the Caribbean for best practice quarry restoration, - optimising use of the technical resources currently available via the Darwin+ wetlands project -, provided that permission to further extract minerals is conditional</p>	<p>and proper Environmental Impact Assessment) and environmental management systems are in place during operations, then high quality restoration guided by best practice techniques can lead to ecological regeneration. PDA agrees with this statement</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>upon restoration of the existing previously worked areas in the Belham Valley formerly mined for sand.</p> <p>Ongoing sand mining in Montserrat and recommendations</p> <p>The Darwin+ funded wetlands project (DPLUS098) has facilitated resources and technical expertise to enable the provision of an enhanced sand mining action plan and rehabilitation guidelines for sand miners. It has also assisted in the initiation of a wetland design concept for the lower Belham Valley, the vision of which we hope to progress once the public have inputted and had their say. Echoing the views of our NGO partner, the Montserrat National Trust, RSPB recommends the adoption of the following recommendations:</p> <ol style="list-style-type: none"> 1. Strengthen the regulatory framework by adopting and implementing Sand mining legislation which grants mining permits which are conditional upon site rehabilitation and executed within a management system underpinned by resources to enable adequate enforcement 2. Adoption of the Revised Local Area Plan for Belham should be done simultaneously with bringing into effect improved mining management protocols and guidelines for existing and future operations in the Belham Valley 	<p>The PDA agrees that going forward.</p> <p>1. Strengthening the legal framework</p> <p>2.Improved mining protocols are conditions that will form part of the sand miner’s agreement for operating in the two zones -Upper Belham & Fort Ghaut.</p>

No.	RESPONDENT	DATE	COMMENT	PDA RESPONSE
			<p>3. Increase the regulatory and enforcement capacity of the Planning and Development Authority to enable regular monitoring and compliance review guided by the revised mining regulations; to include fulfilling the obligations of Environmental Impact Assessments as they relate to exploration of new mining sites</p> <p>4. Commit to a landscape-scale approach to long-term sustainable management of the Belham Valley and Fort Ghaut, considering the historical, social, cultural, environmental and economic values</p> <p>There is an opportunity presented through this process to achieve a win-win; deliver a best practice quarry restoration in the upper Belham Valley whilst protecting planned investment in the Lower Belham Valley, through good restoration design and implementation, which recognises the value of and potential to restore Montserrat's lost wetlands.</p> <p>For further information please contact RSPB UKOTs Officer – Caribbean, Lyndon John or RSPB Caribbean Territories Programme Manager, Charlie Butt</p> <p>Email: Charlie.butt@rspb.org.uk; lyndon.john@rspb.org.uk;</p>	<p>3 Regular Monitoring will be implemented</p> <p>4. Long term commitment to achieve the goals for best practice approach to sand mining which leads to an improved management framework taking account of the historical, social, cultural, environmental and economic considerations.</p> <p>Win win for all stakeholders to include the Government of Montserrat, sand miners and the general public.</p>

MALHE VIBES RADIO PROGRAMME on 17 September 2020 at 7.00 pm (2 respondents)

No.	RESPONDENT	DATE	COMMENT	RESPONSE
20	Kafu Cabey	17/9/20	<p>In terms of those folks arguing with their emotions into this whole thing. The problem is seeing is believing and goes on what they saw happening in the Belham Valley that is still playing on their mind. I know that it is going to be different if you move to Fort Ghaut. There are still folks who will be sceptical because of what they have seen happening in Belham. The main challenge is going to be convincing people that it is not going to happen again. This is going to be the major challenge because of what they saw. The emotions are not so easy to keep out. They don't understand the technical things so I am hoping this is taken on board. I do wish all the best for the sand mining since it is 90% of our export. We would not be exporting anything. Let's work together to keep this going. Listening to the radio for past couple of weeks I feel there is no Montserrat. It is time we change the dialogue and the narrative and to make it more positive.</p>	<p>The Ministry and the sand miners have reviewed what has taken place.</p> <p>The purpose of this exercise is to learn from the mistakes and to ensure going forward that procedures, guidelines, and regulations are put in place so that the Ministry can effectively manage what is taking place.</p> <p>The Sand miners must act responsibly and abide by the guidelines.</p>
21	Hubert Buffonge	17/9/20	<p>Benefits of sand mining going into Plymouth because we have a jetty in Plymouth which is almost</p>	<p>The Modification of the Physical Development Plan supports the need for</p>

		<p>completely buried. One of the benefits of mining would reduce siltation going around the jetty. I think twice already large sums of money in excavating trying to dredge out the jetty for geothermal project 2-3 yrs ago. Mining in the Fort Ghaut that are marked out for us would help to reduce the siltation and to clear present pier.</p> <p>2. It would take the trucks off the road extracting and exporting from Plymouth. One person in Cork Hill who occupies house where tuck traverse. We need to cut quickly into getting into Plymouth and help export at a better rate.</p>	<p>sand mining in Plymouth. The Authority have extended the consultation process to allow more persons to comment on the Modification exercise by extending for another month.</p>
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Town Hall Meeting Montserrat Cultural Centre on 24th September 2020

Total persons registered at the Montserrat Cultural Centre = 36 persons in attendance

No.	RESPONDENT	DATE	COMMENT	RESPONSE
22	Veronica Christopher 1:23:08 Veronica Christopher is watching			
23	Gestina Frith		Why are there no figures for the risk of Landslides in this analysis???? Landslides are also volcanic hazards; it is said that they can occur long after volcanic activity have reduced significantly.	Response from Director of the MVO below: Dr Graham Ryan: The analysis is for pyrocalstic flow density occurrence and would include land slide activity from the volcanic dome"
24	Dee Forlife		4:10 Take me back to Dagenham Ryner s village	The Modification is for Fort Ghaut and not Dagenham Ryner's village
25	Terrena Malone		#MONTERRATIANS ALONE SHOULD BE BENEFITTING FROM ALL THAT ASH WA DE HELL SAND MINDERS I WANT TO HEAR #MONTERRATIANS MAKING BLOCKS FROM THE ASH TO BUILD MORE HOUSES A YOU FULL OF RUBBISH	All Montserrations would benefit from the ash and volcanic material. Benefits derived from the sand mining industry

		<p>WHY ASK THE ASH BELONGS TO ALL MONTERRATIANS. Who is this LADY SPEAKING? ASH AND SAND CAN MAKE BLOCKS AND MANY MORE THINGS. YOU RICH #MONTERRATIANS NEED START THINK ABOUT THE POOR MONTERRATIANS #BALANCE THINGS THE RICH HAD ENOUGH OF MONTERRAT SIMPLE WHO SHOULD BENEFITS #MONTERRAT #ECONOMY AND MONTERRATIANS.</p> <p>Environmental Risk ?</p> <p>PEOPLE OWN DEM LAND WA DO A U MINDING SINCE 2012 WOW WHAT HAS THAT BENEFITED MONTERRAT #PEOPLE OVER THOSE YEARS? ROB A YOU ROBBING OUT #MONTERRAT</p>	<p>would help the local economy</p>
26	Stephen Mendes	<p>I did look at the presentation and there are two areas of concern, for the mining to be successful. One would be the access routes, escape routes etc. In the confines of the ghaut the walls are very steep would need to have a way out. The more areas you have to get out would be reducing the risks. Try and establish access routes. If private lands are involved you would have to get into negotiation. You might have to abandon your equipment and get out by foot. There are a sign to demark zone v and C. The sign is only on one side and not sure of the orientation. It does not go from A to B, does it parallel or perpendicular to the</p>	<p>The consultation process was extended for a further month to allow for further public input.</p> <p>More access routes would help; however, the plan addressed two access routes for both the Upper</p>

			<p>ghaut. If you are going to demark areas for sand mining, it has to be clear so that between left or right, many signs where you should not go. it should be better than just the one sign.</p> <p>If that area becomes restricted is it only for staff that are mining in the area. You have a lot of civilian going into the same area where the mining operations are taking place. They are not aware of the risks as opposed to the miners. Miners are more aware of the area compared to a regular citizen. I am humbly suggesting that signage again be put up where miners have direct control of the area to prevent persons going up there without any knowledge of the area and putting themselves at risks and truing around to blame the sand miners. Want sand miners to take more responsibility that we are working and don't come.</p>	Belham and Fort Ghaut.
27	Nicole Duberry		<p>Questions for the sand miners. The Ministry is putting stuff in place to avoid mistakes of the past so it does not happen in the future. What to know what the sand miners are going to do to help us and for us to help them.</p>	The Ministry is putting the necessary framework in place to improve the management of the sand mining sector where the sand miners are expected cooperate and ensure best practice measures are incorporated into their day to day operations.
28	Nigel Osborne		<p>We have spoken as a group on how we are going to go forward regarding the environmental impact and the environmental issues. We are willing to work with the</p>	The sand miners are expected to work with the Ministry and

		<p>environmental department once they make their requests on how things are to be done. We assume we will be sitting together and coming up with a plan of the best way of rehabilitating as opposed to restoration of the area. We are on board as a group are working in conjunction to make this happen. I want to make some clarity on the lahars been spoken about and the risks. The risks as presented is acceptable. When it rains it is expected that no work is carried out. Even though MVO does not monitor rain fall we monitor what is happening we move our equipment and keep our workers safe. If we are working and we see a lot of raining we shut down for the day and remove the equipment. In Plymouth we have not seen much in terms of lahars in the years we have been working there. We have seen in Belham. I don't know how much lahars take place in Plymouth.</p> <p>The economics and the benefits to Montserrat some was discussed in the slides. In addition to that it goes beyond the fuel and what we get at the port and what Customs get. We bring in a lot of tires and a lot of other things to keep this business sustainable. The duty rates on these are relatively high. The equipment we bring and from time to time we need new ones.</p> <p>Government gets revenue from these sources and not spoken about. It is a lot of money. The fuel number is high. Every year it has increased .Montserrat is now becoming more known for its product and the quality</p>	<p>the Department of Environment to ensure sand mining is managed in line with best practice, and the requirements outlined in the Environmental Impact Assessment.</p> <p>DOE is working with RSPB to rehabilitate the Belham area where sand miners would need to form part of the plan for the rehabilitation exercise.</p> <p>The GOM of Montserrat is fully aware of the contribution of the sand mining sector. As a result, the proposed modification process is ongoing to expand sand mining into both Upper Belham and Fort Ghaut in Zone V</p>
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			<p>of the product. We anticipate continues growth in the industry. It is very critical and the powers that be . We need to have some security that our customers can be assured that we have a continuous supply and our supply will be long term and quality that is required. The ash and tile factory had to do with economics costs of electricity and things like that. We looking at renewable energy for Montserrat and our energy costs would fall. More companies are recognizing the benefits of porcelain to be of good quality . We need to look beyond the impacts. Environmental impacts are critical and important. Economic impacts can be great going forward once we have Government support to keep this country going.</p>	<p>Director MVO:</p> <p>The Risk Assessment follows the methodology for assessing risks on Montserrat from the volcano. It does not take into account various plans you have in place that when it is raining you don't work and so on. The risks as presented will be on the conservative side and that is the framework of risks is calculated and is in fact correct."</p>
29	Winston" Kafu" Cabey		<p>In terms of lahars or mudflows. Take you back I note there was a project to place flow meters in the Belham Valley. Do you think there is a possibility of getting some in Fort. Ghaut. It will give not only the sand</p>	<p>Dr Graham Ryan would have provided his response in the town hall meeting</p>

		<p>miners but the MVO advance warning if something is going to happen.</p> <p>2. When you did the risks assessment, how much you take into consideration the pyro clastic flow density. The amount of material you would do it in cubic meters, Did you take into consideration the availability of material at the top of the mountain to come down into Belham or Fort Ghaut and the stability of the dome.</p> <p>This is for the sand miners. I noticed you have said what the government makes and the port Authority etc but not what the sand miners make. I need to know a little but about that it has to be a balance. Sand miner s could give us what they make per barge.</p> <p>The other is the route to Fort Ghaut which is the top of Lovers Lane. Mr. Buffonge spoke about Wapping and Aymers Ghaut. Explain to us what is happening there in terms of land. When you across from Lover's lane there were properties there. How you negotiate to get to Fort Ghaut going across people land.</p> <p>The director mentioned about channel and meandering. What I have learnt from the scientist you have to be very careful when making channels. The advice from top scientists is to look and seen what nature is doing and to help nature.</p>	<p>which is captured below:</p> <p>Dr Graham Ryan:</p> <p>That is only possible with appropriate funding. It will have to come at a costs and maintenance and so on. People can get a false sense of security. However, it is something that can be investigated.</p> <p>Studies regarding the density of a pyroclastic flow is new. Some things are being researched and have recently become available to us, which we would be able to use. We are looking at the historical pyroclastic flow activity and doing comparisons. The dome is been very inactive, with no new</p>
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				<p>magma extrusion since 2010. There is however the probability that the dome will restart again.</p> <p>The lands are still recorded in person's name it the Land Registry and Chief Surveyor are planning to re-establish ground control points to the area.</p> <p>CS" Your boundary has coordinate point and it can't change. We are not going to look for the original one's we plan to re-establish the original ones. We can re-establish the whole boundary for the Fort Ghaut going up. We can scale coordinates from the cadastral sheet . Your boundary for your home would</p>
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				<p>still be at the same place even if it is covered up by 100 feet of ash etc. That is why all surveys are registered in the Lands and Survey Department, so we have record of your plan."</p> <p>Director DOE:</p> <p>We are not going to be designing so to speak. What we are going to do is to try to identify the original channel the water would take to enter the coast and then we work with that to establish a rehabilitation line. Not creating anything new work with what is that is ecologically sound.</p>
30	Hubert Buffonge		I want to talk about the pros for going into Plymouth and the life of the pier. Only 1/3 of the pier is available because of the siltation. I am thinking if we were	The Modification exercise takes account of Upper

		<p>mining in the Plymouth area we would help to reduce the amount of siltation that is going under the pier and preventing barges from docking properly. Couple years ago we had the geothermal project twice the Government had to dredge the pier to allow boat to come in. Millions of dollars was spent just to do that. Try to kill two birds with one stone. If we go up to Upper Belham we just would be mining. If we go into Plymouth, Aymers Ghaut those sort of areas and of new land in Plymouth we have not spoken about. Fort Ghaut might be a small channel.300 meters below the Government house going on to Kinsale. Moving to Plymouth would help the pier to move sand form getting unto pier. You will be taking the trucks off the road and GOM taking about destruction to roads. That area no trucks on the road.</p> <p>There are a few people trying to go back to Cork Hill sometime we see light on in Cork Hill they have solar power and people trying to go back. Would not want to have trucks passing by all day and night. The Upper Belham is like a bottle neck which is very tight and access is ackward. Visibility is some what restrictive. I have seen those figures from Plymouth and agree with you. We have to look back at the 8 years exporting in Plymouth from 2012 might have one or two days where MVO. Think about expanded areas around Fort Ghaut and a lot more material in the Upper Belham.</p>	<p>Belham and Fort Ghaut. The dredging is an issue because of siltation but if the Modification exercise is successful the siltation to Plymouth jetty could be minimised. The impacts to residents in Cork Hill would be further reduced as well. Upper Belham offers possibility for further sand mining which is a resource as well even though area is limited.</p>
31	Benneth Roach	<p>Tell Mr. Buffonge and the sand mines they have my vote to go to Plymouth. He has made a good case from Belham to Fort Ghaut.</p>	<p>Director DOE:</p> <p>In terms of best practice for instance I</p>

			<p>The other question for the last speaker, You spoke about best practices. Could you give us an example as to what those practices are.</p> <p>Fifteen years ago and five years before that there was great excitement we might be able to get something from the ash. Is the ash still available. One was to make tiles etc.</p>	<p>gave an example in the rehabilitation concept. One is not to discard the topsoil you would need it to plant native trees. Prior to the excavation harvest and store the topsoil with the view that you are going to use it once you finish mining in a particular area.</p> <p>Another best practice as far as waste is concerned, is that oil spills are not left for the water to take the oil to the coast where it will contaminate the coastal areas and damage marine life.</p> <p>With regards the trenches, it would be best to leave them so they could take the pressure of lahar which would reduce</p>
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				<p>the energy before it reached the coast.</p> <p>Another thing is to let the channel meander so that the energy can be broken further upstream so that once it gets downstream the impact would be minimal</p>
32	Cathy Buffonge		<p>The sand miners make way less than what government makes and far less than what we pay to Customs, Port, the land owner and all the rests of it. So the persons asking that question rests assured that sand miners make less.</p> <p>The other comment- the MVO presentation is interesting and very technical, Before starting all the workers must have a presentation from the MVO in a simplified form talking about the different risks so that every body can understand. MVO should speak to workers so that they understand the risks before we start in those areas.</p>	<p>The sand miners' fees were not recorded in the original submission since the data was not obtained. However, for transparency this data would be useful for GOM in its application of levies and charges on the sand mining sector.</p>