



Draft Island Plan 2022-25

Thematic webinar: historic environment

10 May 2021



Introduction

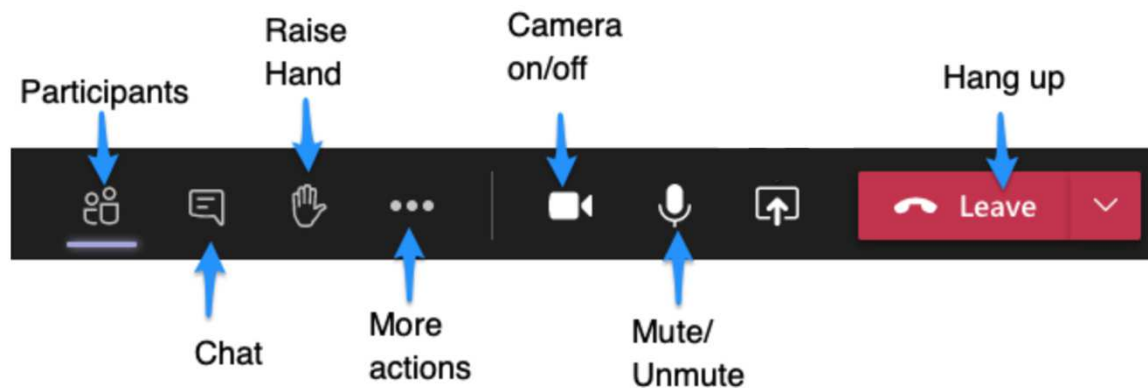


House rules



Before we start

- You must have your camera turned off and be on mute
- Raise your hand or use the chat to ask a question
- This webinar will be recorded
- Respect other participants thoughts and opinions
- If you have specific issues you would like to discuss in more detail, you can book a 1-2-1 session after the event



Webinar covers...



Consultation

**Overview of the
draft plan**

**Historic
environment [1]**
Evidence base and
strategic context

**Historic
environment [2]**
Thematic policies

How to engage

Webinar covers...



Consultation

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draft plan**

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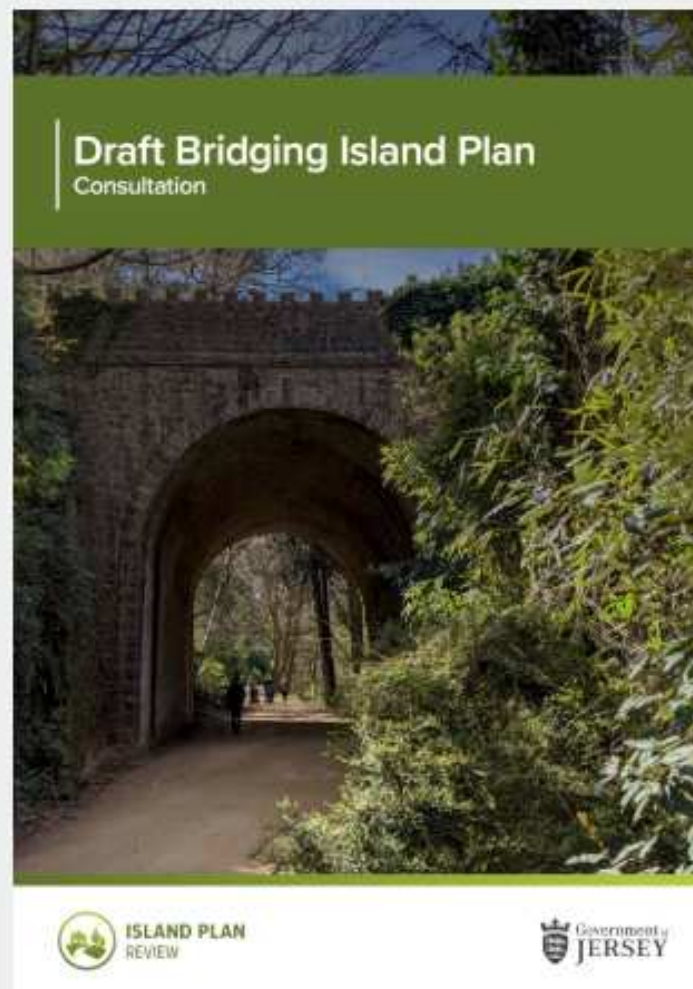
**Historic
environment [2]**
Thematic policies

How to engage

The draft bridging Island Plan Consultation is live

The 12-week public consultation is open until 12 July.

[Island Plan consultation](#) →



Consultation portal: <https://haveyoursay.gov.je/consult/islandplan/>

HAVE YOUR SAY 

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Draft bridging Island Plan consultation

Give us your views on the draft Plan

[Submit your comments >](#)

Updated programme: draft bridging Island Plan



Updated programme: draft bridging Island Plan



Consultation events schedule – May/June



Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
3 May Bank Holiday	4 Webinar: Housing (12:30-14:00)	5 Webinar: Economy (12:30-14:00)	6	7 Planner surgery: Housing / Economy	8	9 Liberation Day
10 Webinar: Historic environment (12:30-14:00)	11	12 Webinar: General development (12:30-14:00)	13	14 Planner surgery: Historic environment / General development	15 Roadshow: St Brelade's Parish Hall (10:00-13:00)	16
	Roadshow: St Helier Town Hall (15:00-19:00)	Roadshow: St Peter's Parish Hall (16:00-19:00)	Roadshow: St Clements's Parish Hall (16:00-19:00)			
17 Webinar: Transport and travel (12:30-14:00)	18	19 Webinar: Natural environment (12:30-14:00)	20	21 Planner surgery: Transport / Natural environment	22 Roadshow: St Martin's Parish Hall (10:00-13:00)	23
	Roadshow: St Saviour Parish Hall (16:00-19:00)	Roadshow: St John's Parish Hall (16:00-19:00)	Roadshow: St Lawrence Community Centre (16:00-19:00)			
24 Webinar: Community infrastructure (12:30-14:00)	25	26 Webinar: Minerals, waste and water (12:30-14:00)	27	28 Planner surgery: Community infrastructure / Minerals, waste and water	29 Roadshow: Trinity Parish Hall (10:00-13:00)	30
	Roadshow: St Ouen's Parish Hall (16:00-19:00)	Roadshow: St Mary's Parish Hall (16:00-19:00)	Roadshow: Grouville Parish Hall (16:00-19:00)			
31 May Bank Holiday	June 1 Webinar: Minimising waste, environmental risk, utilities and strategic infrastructure (12:30-14:00)	2 Webinar: Managing emissions (12:30-14:00)	3	4 Planner surgery: Minimising waste, environmental risk, utilities and strategic infrastructure / Managing emissions	5	6

Webinar covers...



Consultation

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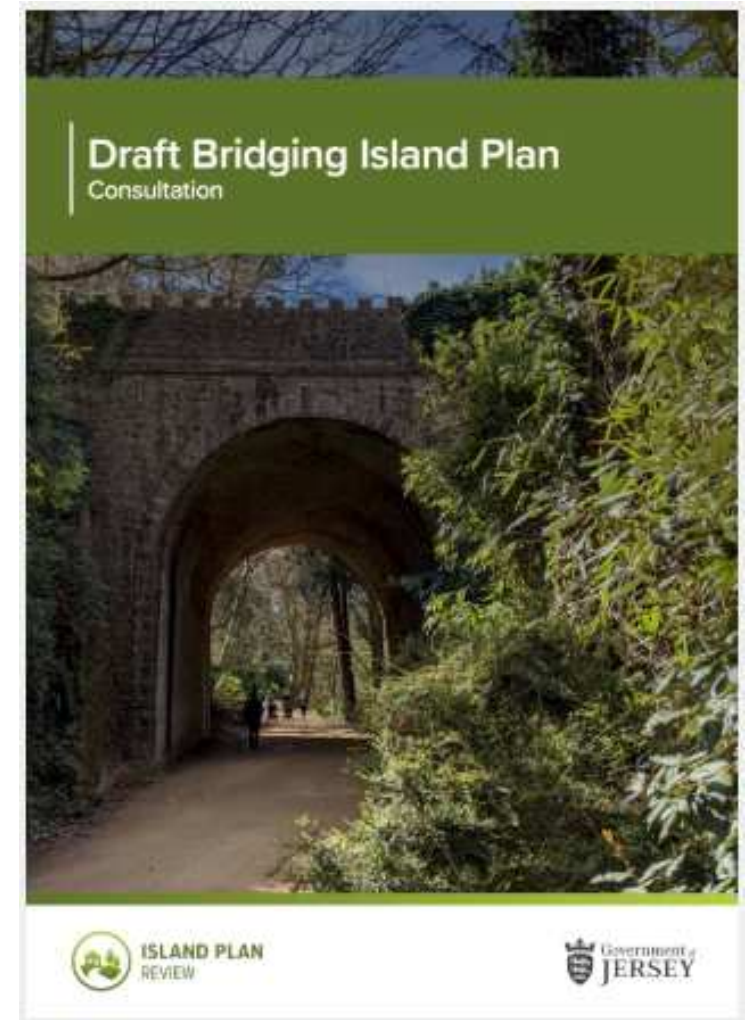
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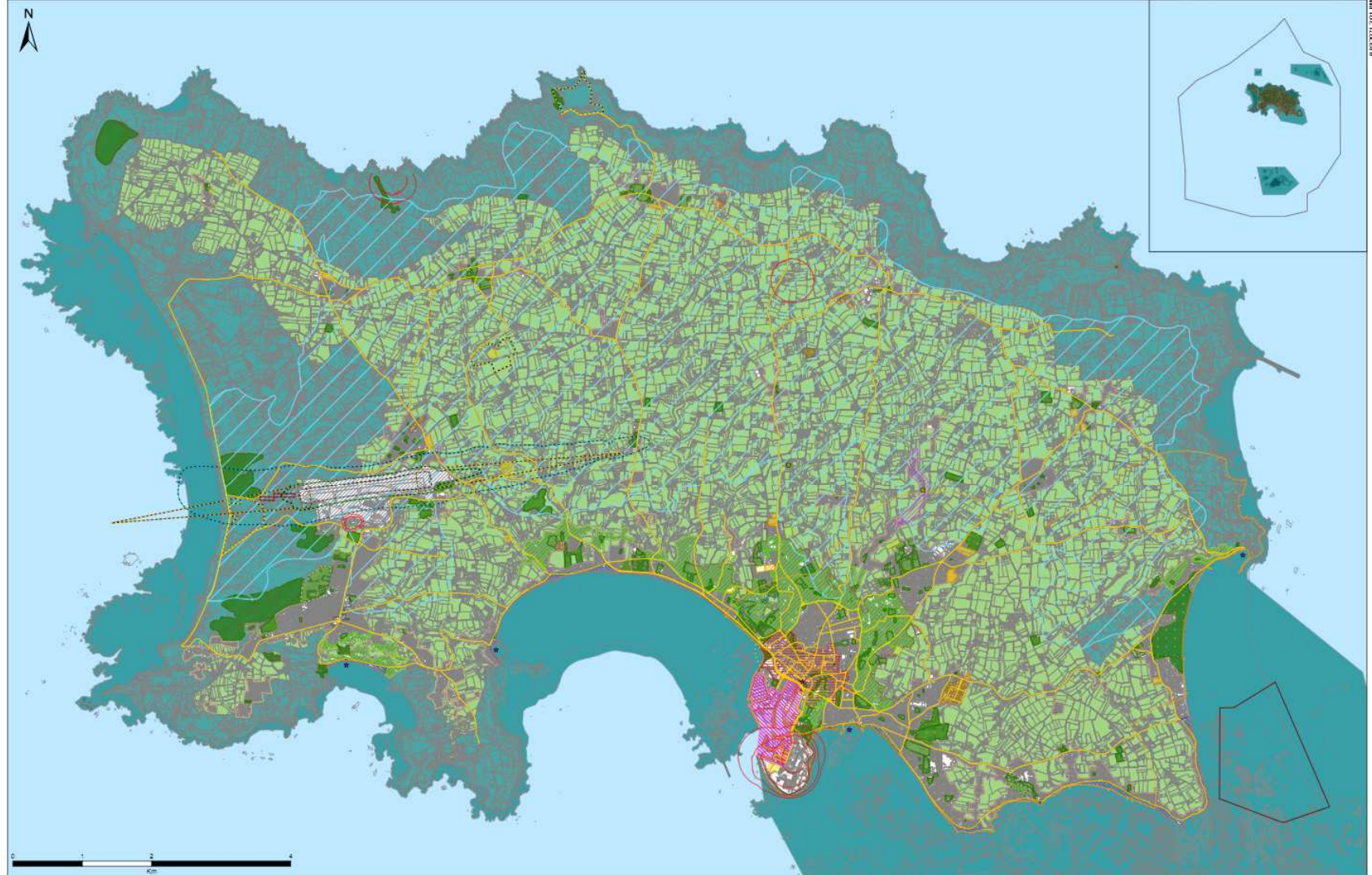
How to engage

What forms the draft bridging Island Plan?

1. Draft bridging Island Plan
2. Proposals map
 - a) Proposals map Part A – planning zones
 - b) Proposals map Part B – flood risk
 - c) Inset map Part A – planning zones
 - d) Inset map Part B – flood risk



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BRIDGING ISLAND PLAN

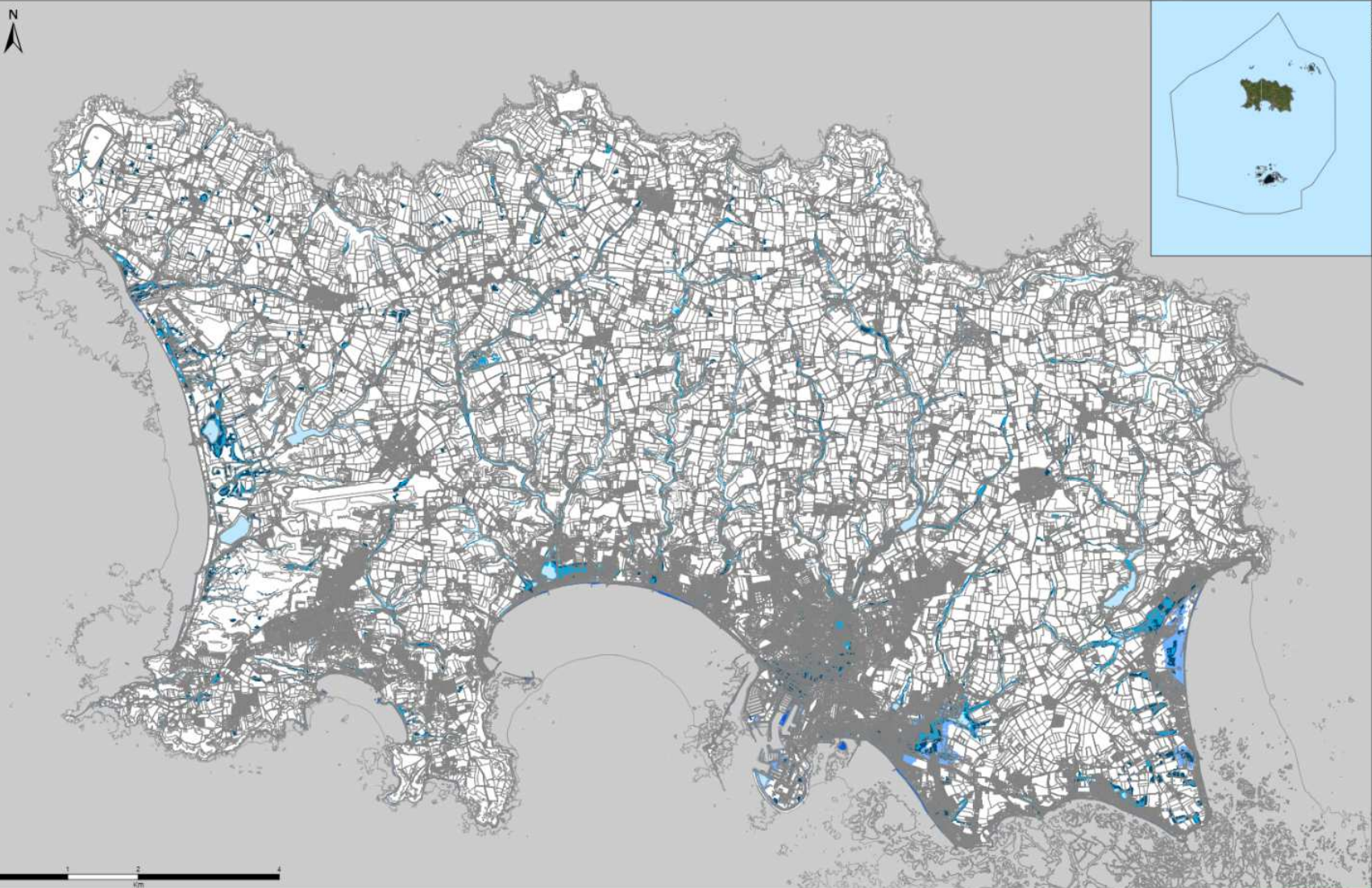
<ul style="list-style-type: none"> ● Site Safeguarded for Open Space ★ Tourist Destination Area — Safety Zone For Hazardous Installations — Primary Route Network — Eastern Cycle Route Corridor 	<ul style="list-style-type: none"> Port of St Helier Operational Area Jersey Airport Ops Waste Management Site Safeguarding Minerals Site Las Quennevais Centre 	<ul style="list-style-type: none"> Sports and Leisure Enhancement Area Our Hospital Development Site Proposed Affordable Housing Site Site Safeguarded For Educational Use Strategic Countryside Access Site 	<ul style="list-style-type: none"> Core Retail Area Town Centre Airport Safety Zone 2 Airport Public Safety Zone 1 Airport Noise Zone 1 	<ul style="list-style-type: none"> Airport Noise Zone 2 Airport Noise Zone 3 Intertidal Aquaculture Box Protected Industrial Site 	<ul style="list-style-type: none"> Settlement Hierarchy Primary centre Secondary centre Local centre Smaller settlement 	<ul style="list-style-type: none"> Operational area Water Pollution Safeguard Area Shoreline Zone Protected Open Space Green Backdrop Zone 	<ul style="list-style-type: none"> Green Zone Coastal National Park Marine Zone
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**DRAFT BRIDGING ISLAND
PLAN PROPOSAL'S MAP PART
A - PLANNING ZONES**

This map must be read in conjunction with
the DRAFT BRIDGING ISLAND PLAN
PROPOSAL'S MAP PART B - FLOOD RISK



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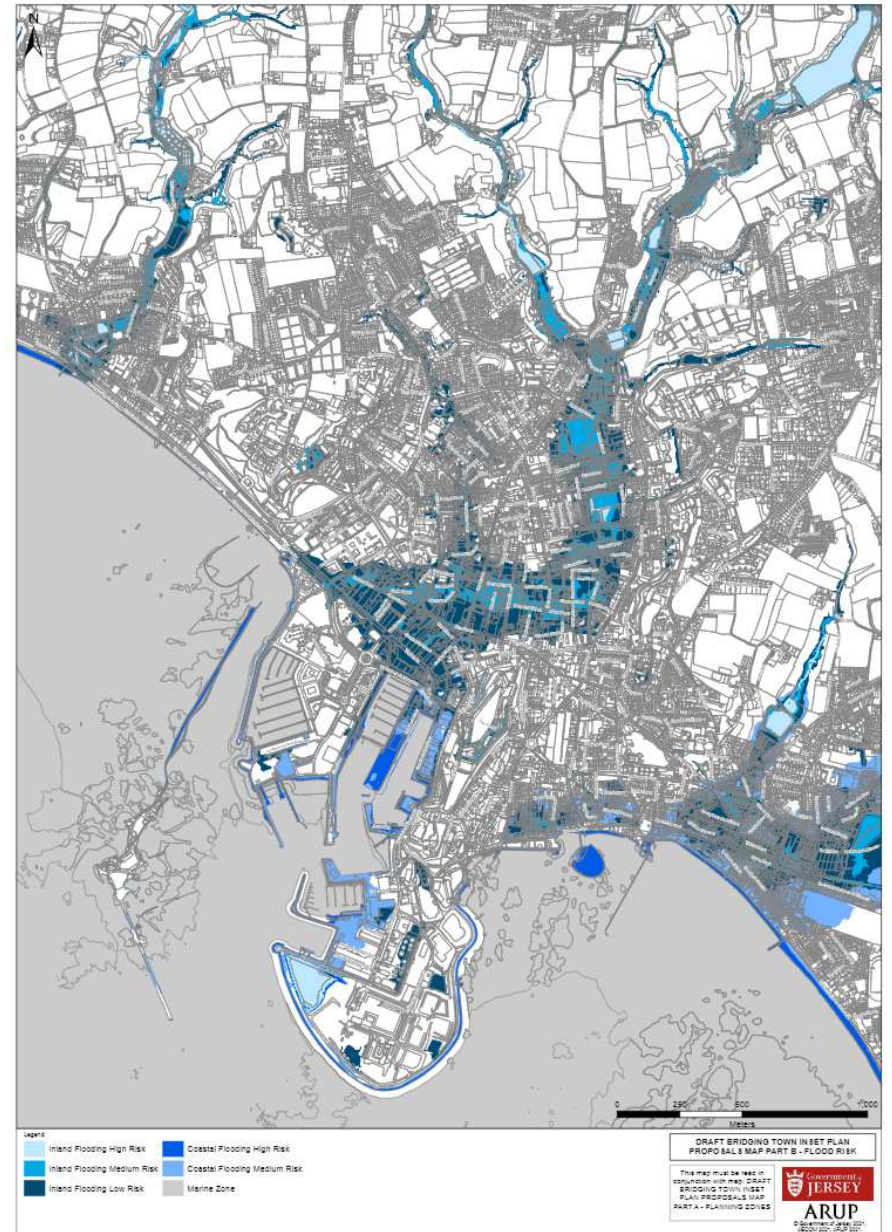
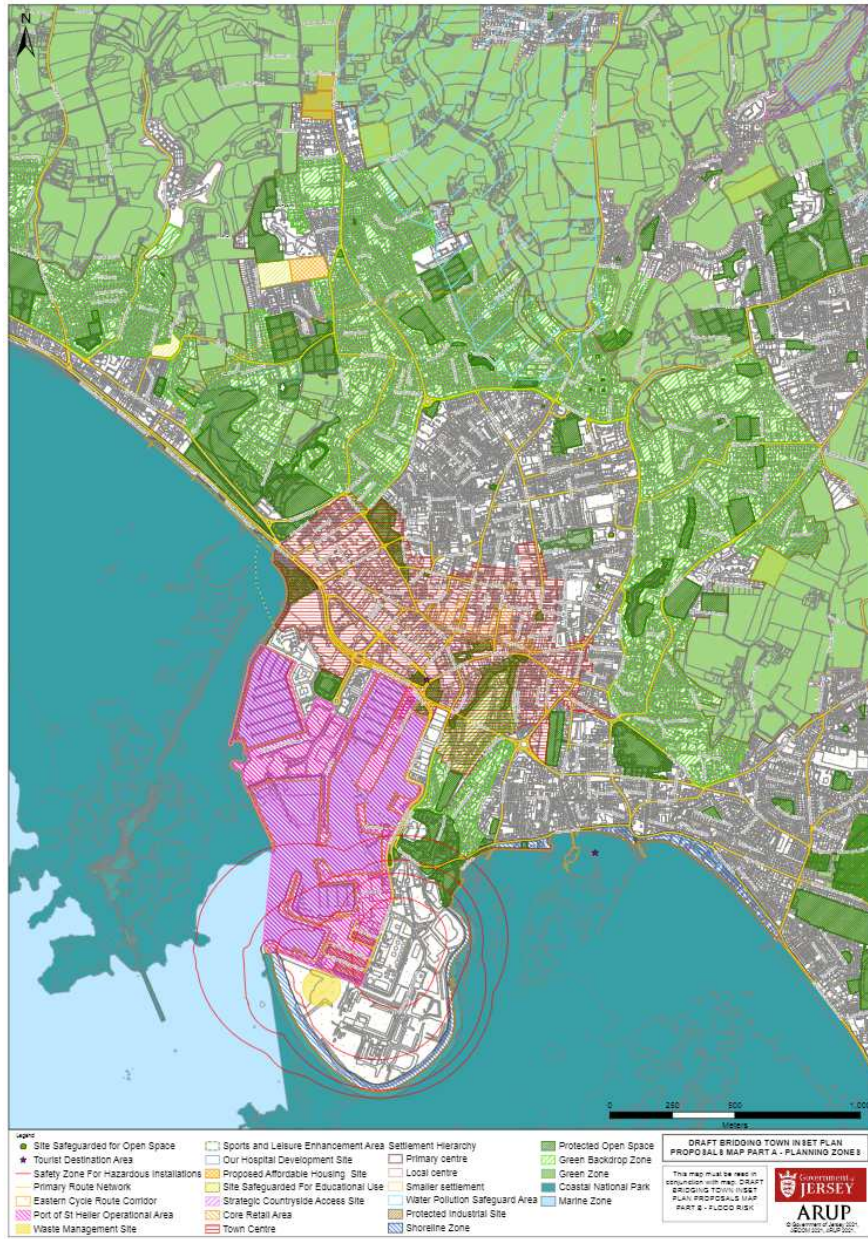
- Legend
- Inland Flooding High Risk
 - Coastal Flooding High Risk
 - Inland Flooding Medium Risk
 - Coastal Flooding Medium Risk
 - Inland Flooding Low Risk
 - Maine Zone

**DRAFT BRIDGING ISLAND
PLAN PROPOSALS MAP
PART B - FLOOD RISK**

This map must be read in conjunction with
the DRAFT BRIDGING ISLAND PLAN
PROPOSALS MAP PART A - PLANNING
ZONES

**Government of
JERSEY**

ARUP
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Structure and content

- Thematic chapters in four volumes (right)
- 96 policies, down reduced from around 150
- Policies contain:
 - pre-amble (justification) and
 - Policies: blue box
 - Proposals: green box

Volume one – introduction and strategic proposals

- Introduction and context
- Strategic proposals

Volume two – strategic framework

- Strategic policies
- Places

Volume three – managing development

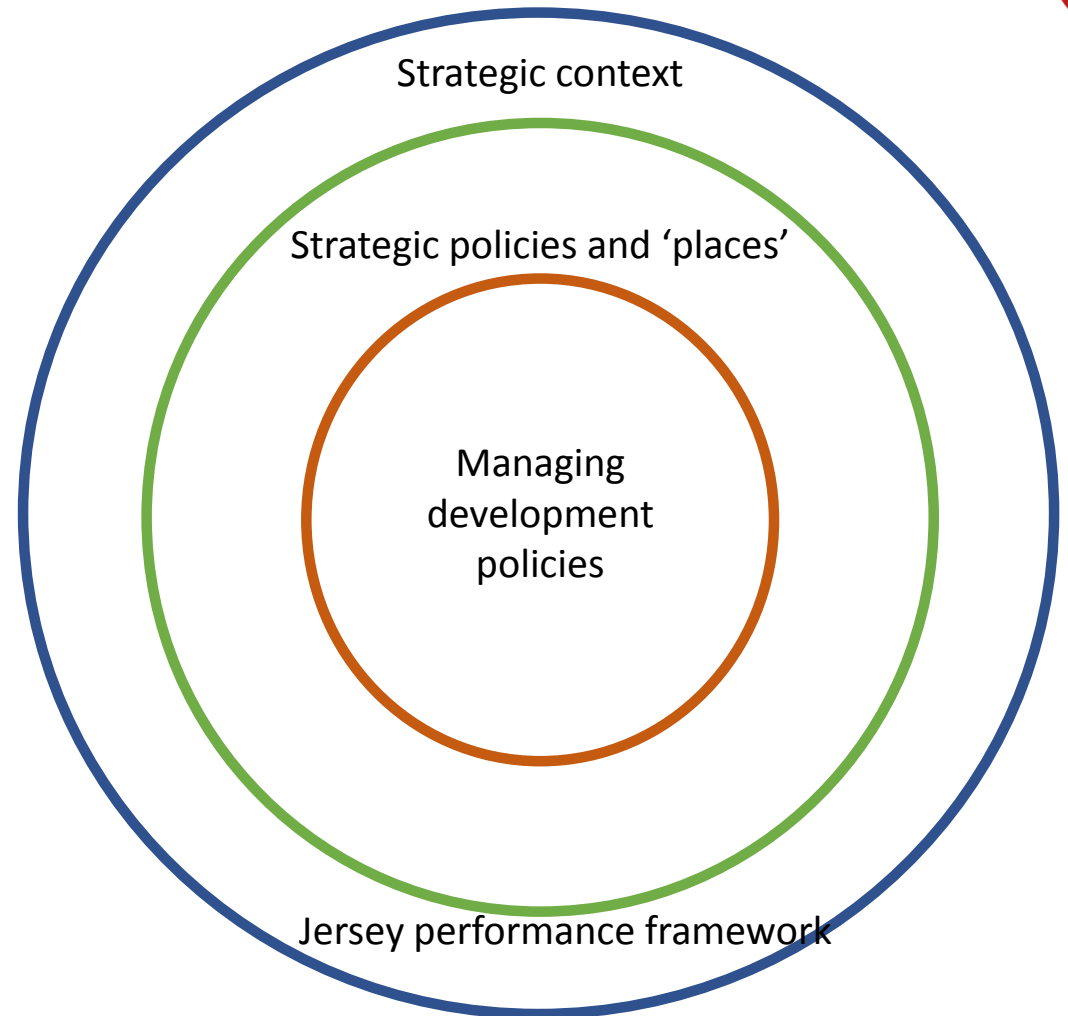
- General development
- Natural environment
- Historic environment
- Economy
- Housing
- Managing emissions
- Community infrastructure
- Travel and transport
- Minimising waste and environmental risk
- Utilities and strategic infrastructure
- Minerals extraction and solid waste disposal

Volume four – performance and delivery

- Delivery, monitoring and review



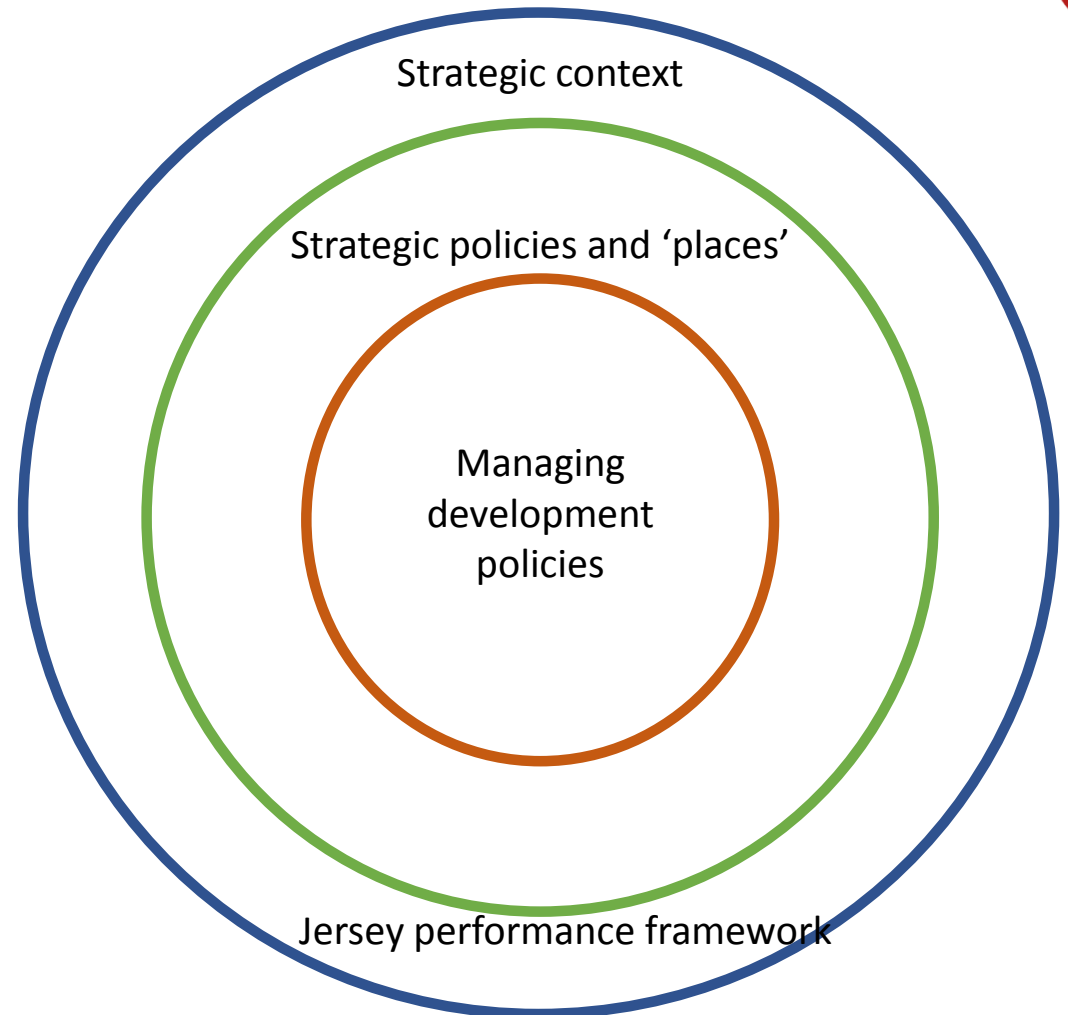
Plan structure and what it means



Plan structure and what it means



- Need to have regard to the plan as a whole
- Policies and proposals should not be viewed in isolation



Evidence base - all at www.gov.je/islandplan



Published in advance

- Strategic issues and options consultation and response
- In-committee debate report and response
- Island Plan Review: preferred strategy
- Objective assessment of housing need
- Integrated landscape and seascape character appraisal
- Coastal National Park boundary review
- Landscape sensitivity assessment
- St Helier urban character assessment
- St Helier public realm and movement strategy
- St Helier open space audit
- St Brelade character assessment
- Historic environment review
- Infrastructure capacity study
- Employment land study

Published with the draft Island Plan

- Minerals, waste and water study
- Strategic flood risk assessment
- Housing land availability and assessment of sites
- Protected and open spaces: assessment of sites
- Employment land: assessment of sites
- Community facilities and open space: assessment of sites

- Children's Rights Impact Assessment
- Viability Appraisal
- Sustainability Appraisal (*due soon*)

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Historic environment



Historic environment [1]
Evidence base and
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Thematic policy

Historic environment



Historic environment [1]
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Thematic policy

Evidence base

- A comparative review of the Island's historic environment protection regime.
 - assess the comprehensiveness, robustness and competence of the current historic environment protection legislation and policy framework under the 2011 Island Plan and other published guidance;
 - assess the implementation and use of the existing tools provided for the protection of the historic environment regime in identifying and designating assets and the extent of regulation of change and the relative weight given to the same;
 - assess the availability of information about the historic environment and availability of resources in support of the protection regime in the round; and
 - formulate recommendations for legislation, policy and practice changes where the current framework is identified as deficient, absent or could be strengthened to align with established or emerging good practice elsewhere.

Historic Environment Review

December 2020



Evidence base

- A comparative review of the Island's historic environment protection regime.
 - found a **competent current historic environment protection regime** with suggestions to update the 2011 IP policy and update other published guidance;
 - The existing 'tools' for the historic environment allowed **proper designation** – proposals to update some regulation of change;
 - the availability of **information** about the historic environment improved with the recent HERS, but there needs to be more resource in support of the historic environment in the round; and
 - **recommendations** for legislation, policy and practice changes have been incorporated in the new policy framework – tested against good practice elsewhere.

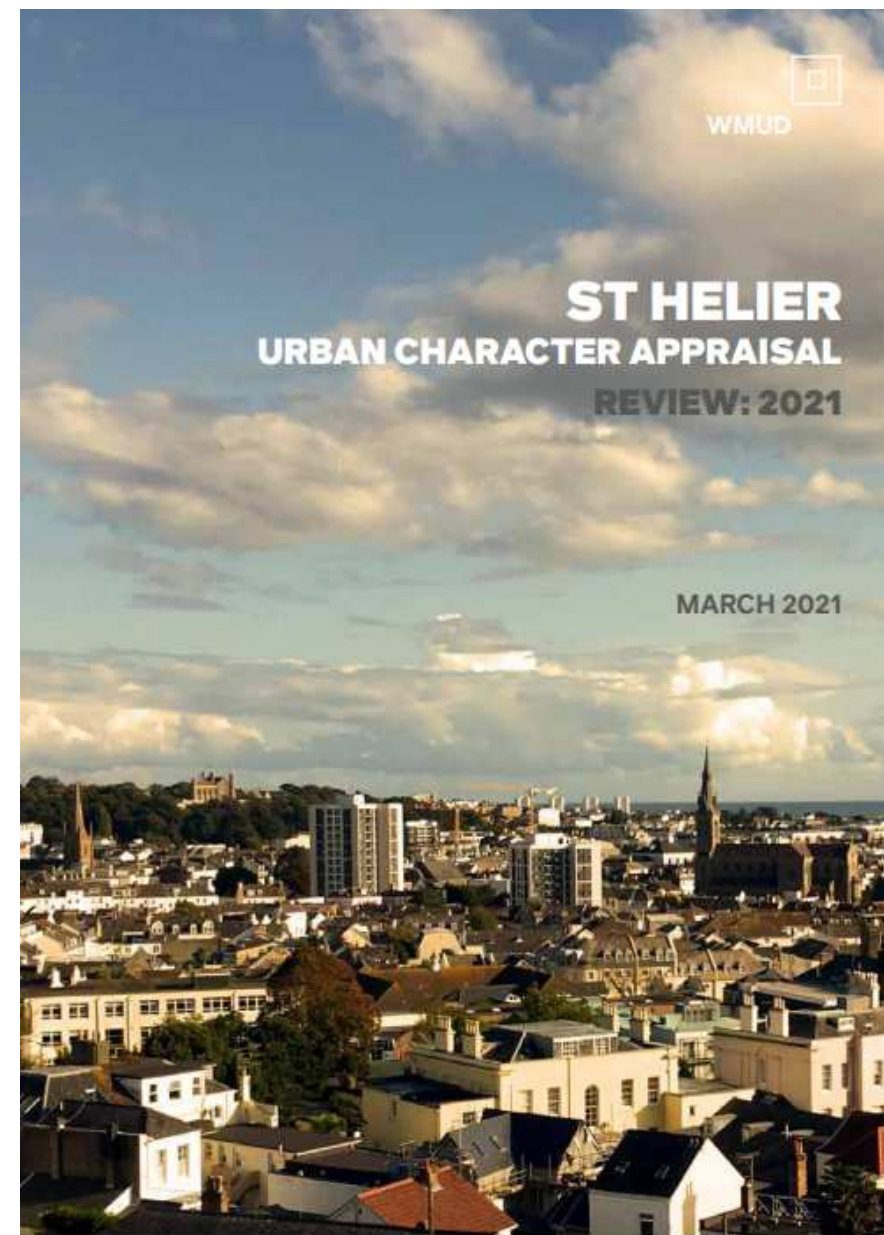
Historic Environment Review

December 2020



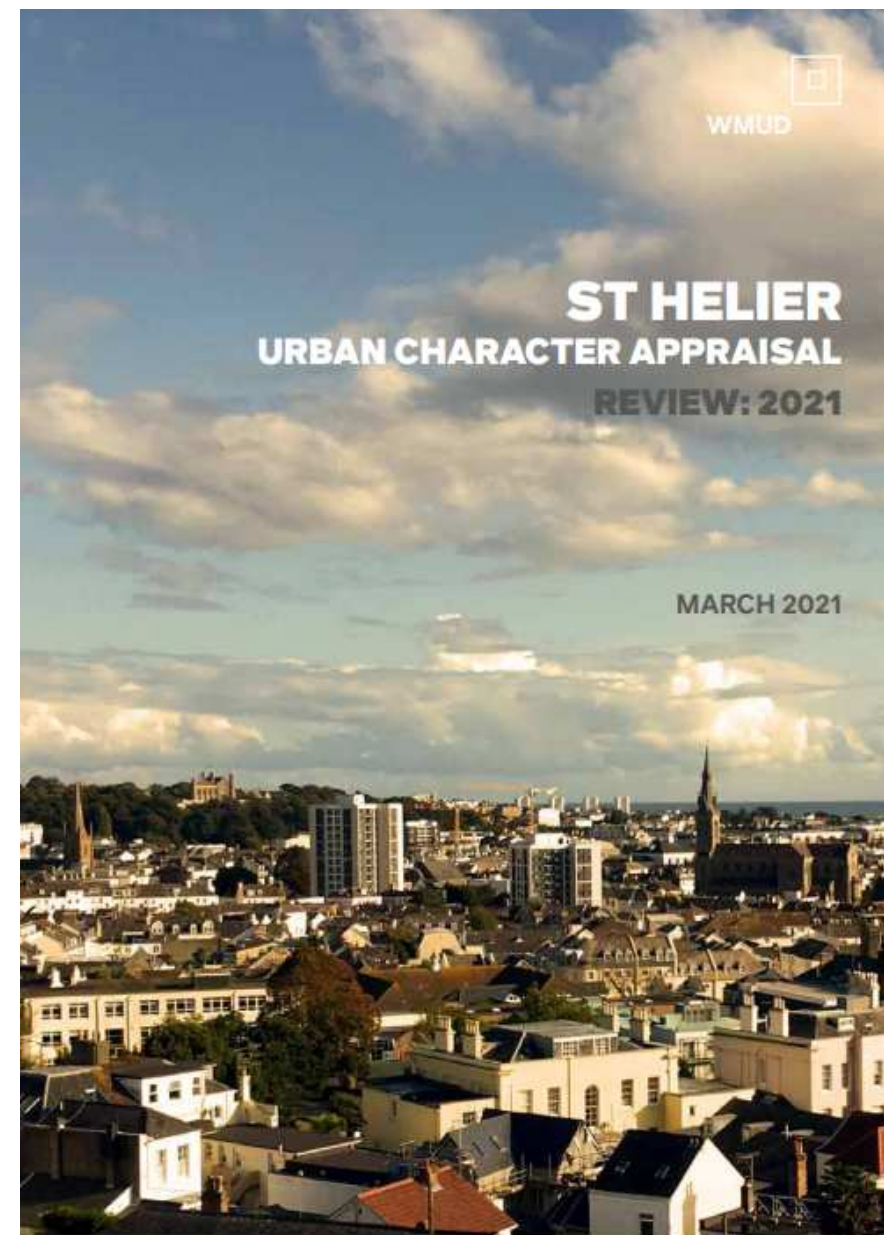
Evidence base

- review the key factors already identified as contributing to the character of St. Helier and identify new ones where relevant.
- identify where the character is strong and requires conservation to protect and maintain it but also identify where the character is weak and requires restoration or more radical measures
- review the proposed boundary of proposed Conservation Areas in the 2005 study to determine the robustness and cohesiveness of heritage character.
- provide a policy base for management, protection and enhancement in different character areas including, amongst other things, areas of particular and vital heritage character; and the identification, assessment and safeguarding of critical views, skylines and landmarks.
- provide the basis for supplementary planning guidance for different parts of the town to assess the impact of future land use proposals to help inform development control decisions.
- help identify the capacity of different areas to absorb new development and help ensure that any proposed interventions are appropriate to the area's distinctive character and its ability for change.
- assess the sensitivities and vulnerabilities of different character areas to the forces of change, in particular, the potential to absorb more significant levels of new development, denser layouts and taller buildings



Evidence base

- the revised Study defines the character of St. Helier and updates the 2005 study.
- main changes defined in the density of new development, increases in height and scale but generally finds the **character to have been retained** and in some cases strengthened.
- a proposed boundary of a single proposed Conservation Area is defined, with support for the **protection of the heritage character** in general.
- the different character areas have been updated with **revised guidance**, including the identification, assessment and safeguarding of critical views, skylines and landmarks.
- proposed areas for new and revised for supplementary planning guidance for different parts of the town to assess the impact of future land use proposals to help inform development control decisions.
- a **capacity study** has helped identify the areas that may be less sensitive to new development. This has been defined in specific character areas, including guidance on the potential for denser layouts and taller buildings.



Policy overview



- All policies and proposals are listed
- Each is marked in one of three columns, as either:
 - ■ - an existing policy, that is essentially unchanged
 - ▲ - an existing policy, that has been changed in some way
 - □ - a new policy, that is not currently in the Island Plan
- Where a policy has been changed (▲) or is new (□) the final column gives a short description of the change and / or flags up issues.
- Where a policy is essentially unchanged (■) the wording of the policy and the associated preamble will have changed – as all policies have been updated – but the intent and impact is essentially unchanged

Strategic policies



#	Policy	■	▲	?	Issues and / or nature of changes
SP1	Responding to climate change				Frames Island Plan in context of the Climate Emergency
SP2	Spatial strategy				Settlement hierarchy
SP3	Placemaking				Strengthens focus on liveability in the built environment
SP4	Protecting and promoting island identity				Respond to emergent Island Identity Policy Development Board report
SP5	Protecting and improving the natural environment				Greater emphasis on biodiversity crisis
SP6	Sustainable island economy				Updated for current context
SP7	Planning for community needs				Strengthens focus on liveability in communities

- Strategic policies frame the whole Island Plan
- All development must have regard to strategic policies

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Strategic policy: SP1



- Sets strategic context for subsequent policy
 - SP1: response to climate emergency
 - reduction in carbon emissions
 - support for retention, re-use and retrofitting of existing buildings

Policy SP1 – Responding to climate change

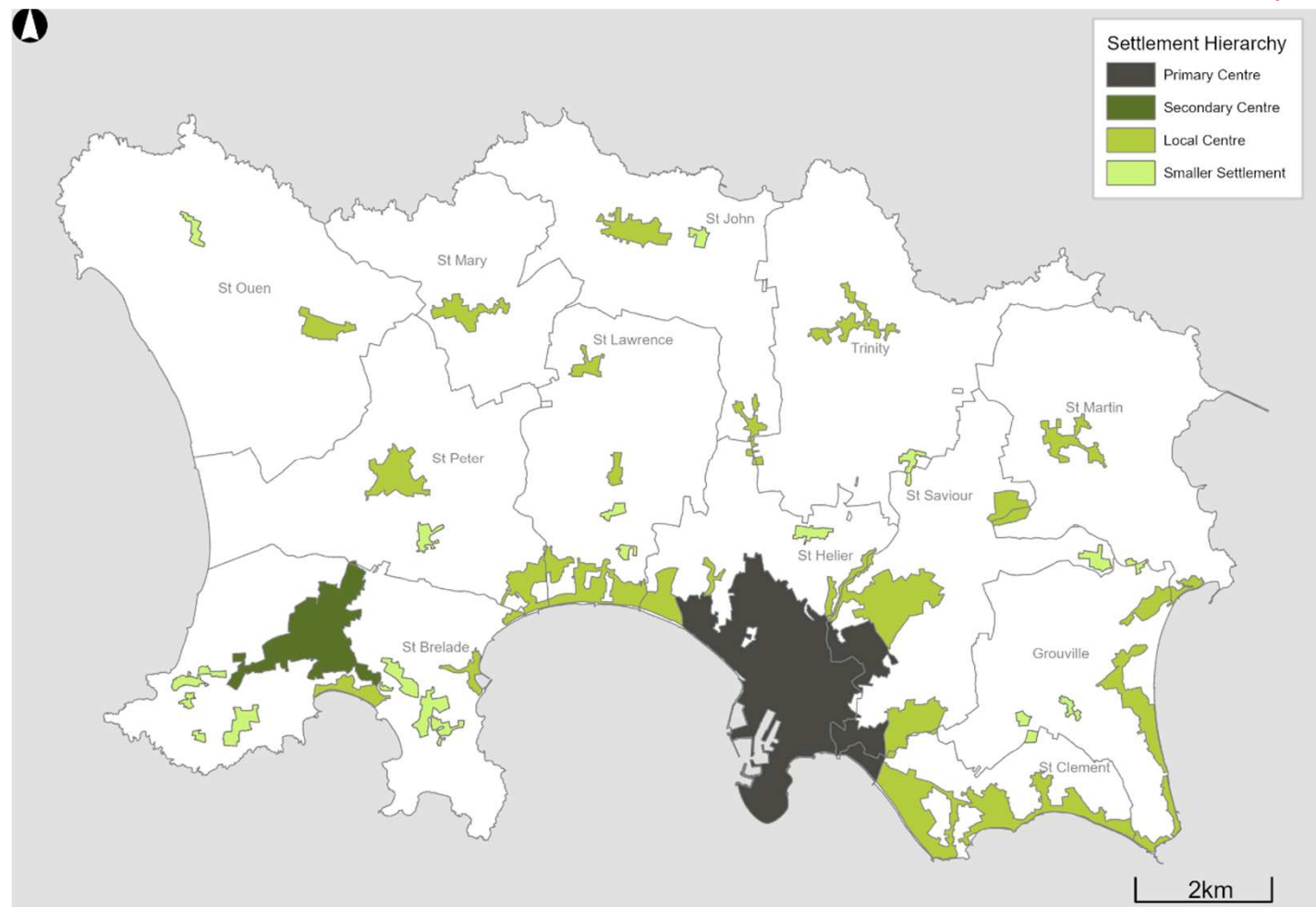
To promote and achieve a meaningful and long-term reduction in carbon emissions and to mitigate against and adapt to the impact of climate change, the Island Plan will:

1. direct growth to areas of previously developed land, or locations which minimise the need to travel by private vehicle;
2. secure improvements to walking, cycling, public transport and active travel networks and promote the use of sustainable forms of transport;
3. direct growth to areas which are least vulnerable to the long-term impacts of climate change, including flood risk;
4. support the retention and appropriate re-use and retrofitting of existing buildings;
5. ensure building design and the public realm is resilient and adaptable;
6. reduce the carbon impact of new development by requiring development to optimise land use through efficient forms of development which minimises energy demand, maximises energy efficiency and utilises renewable forms of energy;
7. support the delivery of renewable and low carbon energy schemes and innovative forms of infrastructure and land use which aid a transition to carbon neutrality; and
8. better protect and improve the island's green infrastructure to maintain and promote climate regulation.

Strategic policy: spatial strategy



- Disaggregates the built up area
- Places chapter describes different scale and nature of development in different places
- Explicit recognition
 - 1^o role St Helier
 - focus of development activity



Strategic policy: SP3



- Sets strategic context for subsequent policy
 - SP3: placemaking
 - explicit recognition of identify, character and sense of place

Policy SP3 – Placemaking

All development must reflect and enhance the unique character and function of the place where it is located. New development must contribute to the creation of aesthetically pleasing, safe and durable places that positively influence community health and wellbeing outcomes, and will be supported where:

1. it is responsive to its context to ensure the maintenance and enhancement of identity, character and the sense of place;
2. it is environmentally responsible and sustainable through optimisation of resource efficiency;
3. it enhances and optimises the provision of green infrastructure by integrating existing and incorporating new natural features into a multifunctional green network that supports the quality of place;
4. it achieves the highest standards of accessible and inclusive design, is well connected, and creates successful and comfortable public and private spaces, active frontages, streets and links for all, that work as social spaces, supporting wellbeing and healthy living, and enabling successful integration into a place;
5. it makes provision for all modes of transport in a way that prioritises and supports active travel choices, and where such provision is well-integrated into the development;
6. residential development provides housing types and tenures that reflect local housing need and market demand, designed and planned for the long-term; and provides good quality internal environments that are comfortable, resilient and adaptable;
7. it is appropriate relative to the capacity of the local community and social infrastructure; and it supports and enables the provision of new or enhanced facilities, where necessary, to enable communities to thrive; and
8. where required, it has been informed by engagement with the local community.

Strategic policy: SP4



- Sets strategic context for subsequent policy
 - SP4: island identity
 - explicit recognition of contribution of historic environment
 - development should contribute positively to character and distinctiveness

Policy SP4 – Protecting and promoting island identity

The protection and promotion of the island's identity will be given a high priority by ensuring that:

- all development should protect or improve the historic environment. Any development that affects a listed building and/or place, or conservation area, and their settings, will need to protect or improve the site or area and its setting, in accordance with its significance;
- all development should respect the landscape, seascape or townscape character of the area in which it is proposed to be located, and make a positive contribution to the local character and distinctiveness of a place;
- the provision of public art, through the development process, is sought;
- existing cultural infrastructure is protected and the enhancement of its provision supported;
- the provision of new or enhanced cultural facilities to support and grow the island's cultural and creative industries, and to support the island's cultural diversity, is encouraged; and
- economic development, which serves to strengthen and contribute positively to Jersey's local and international identity, will be supported.

Places policies



#	Policy	■	▲	?	Issues and / or nature of changes
PL1	Development in Town				Plan for Town
PL2	Les Quennevais				Secondary urban area; defined centre;
PL3	Local centres				Establishes anticipated scale of development (locations on settlement hierarchy map)
PL4	Smaller settlements				Establishes anticipated scale of development (locations on settlement hierarchy map)
PL5	Coast, countryside and marine environment				Coastal National Park extension

Proposal	Sustainable Communities Fund				Standard, fixed levy to invest in community infrastructure
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Strategic Proposal 4	West of island planning framework				Development of a planning framework for Les Quennevais and adjacent areas, including Jersey Airport
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Places policies



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Proposal	Sustainable Communities Fund				Standard, fixed levy to invest in community infrastructure

Plan for Town

- Eight concept statements that frame all development in town
- Seeks managed, sustainable densification of town
 - regard had to historic assets
 - townscape character
 - identify and sense of place



Protect

town character and heritage assets

An asset for regeneration

- historic townscape: an asset worth protecting and employing for economic, community and cultural benefit
- 83% of islanders consider historic buildings and places to be an asset to St Helier regeneration
- CSP priority; and international obligation

Policy mechanisms

- Jersey's heritage protection regime **comparable** with other jurisdictions
- emphasise role and significance of heritage for **island identity**
- recognise **sustainability** of retaining historic fabric; and add flexibility to respond to **climate change**
- strengthen and clarify management of development in **settings** of listed buildings
- provide proactive policy to **support re-use of historic buildings**
- support for area-based protection: **conservation areas**



Plan for Town



The **PROTECT TOWN** concept statement is reflected in a range of detailed policies and proposals, including the following:

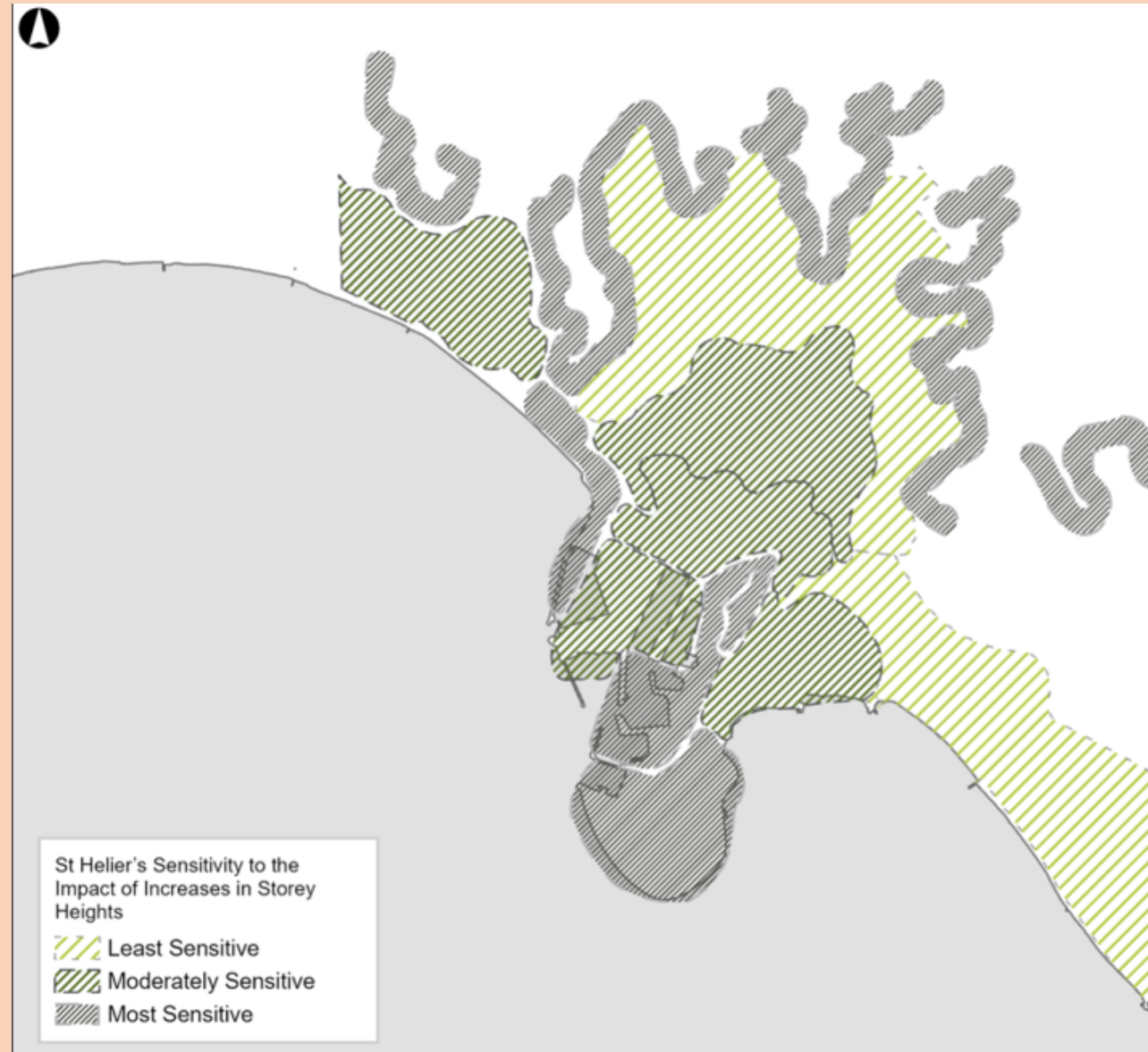
- Policy GD6 – Design quality
- Policy HE1 – Protecting listed buildings and places, and their settings
- Policy HE3 – Protection or improvement of conservation areas
- Policy HE5 – Conservation of archaeology
- Proposal – Conservation area designation



Integrate

the height of buildings

- higher density residential and commercial development does not necessarily equate to taller buildings
 - established body of evidence to demonstrate delivery of successful higher density in compact/medium-rise forms
- what's tall in a St Helier context
 - generally a 2½-3½ storey town
 - some parts of town taller bldgs. (7 storeys+) becoming the norm e.g. waterfront
- enable greater height in those areas best able to accommodate it
- context is key



Plan for Town



The **INTEGRATE TOWN** concept statement is reflected in a range of detailed policies and proposals, including the following:

- Policy GD6 – Design quality
- Policy GD7 – Tall buildings
- Policy GD9 – Skyline, views and vistas
- Policy H2 – Housing density
- Policy H4 – Meeting housing needs
- Proposal – Minimum density standards



Historic environment



Historic environment [1]
Evidence base and
strategic context

Historic environment [2]
Thematic policy

Historic environment



#	Policy	■	▲	?	Issues and / or nature of changes
HE1	Protected listed buildings and places, and their settings				Easier to use; more flexible; scope includes settings
HE2	Protection of historic windows and doors				Easier to use; more flexible
HE3	Protection or improvement of conservation areas				
HE4	Demolition in conservation areas				
HE5	Conservation of archaeological heritage				

Proposal	Conservation areas				Legal framework and SPG will be put in place. First designation identified as St Aubin
Proposal	Permitted development in conservation areas				Minister will review to ensure consistent with character of conservation areas

HE1: Protect listed buildings and their settings



- any proposal affecting a listed building or place, and its setting:
 - must protect its special interest
 - should improve its significance
- series of tests against which harm to listed buildings and places assessed, having regard to comparative significance
 - overriding public policy objective or need; **and**
 - no reasonable practicable alternative; **and**
 - harm has been avoided, mitigated or reduced; **or**
 - public benefit outweighs harm
- proposals for re-use of listed buildings will be supported
 - compatibility
 - long-term protection of special interest
 - protection of setting.
- proposals must include sufficient information to enable impact to be considered, understood and evaluated

HE1: Protect listed buildings and their settings



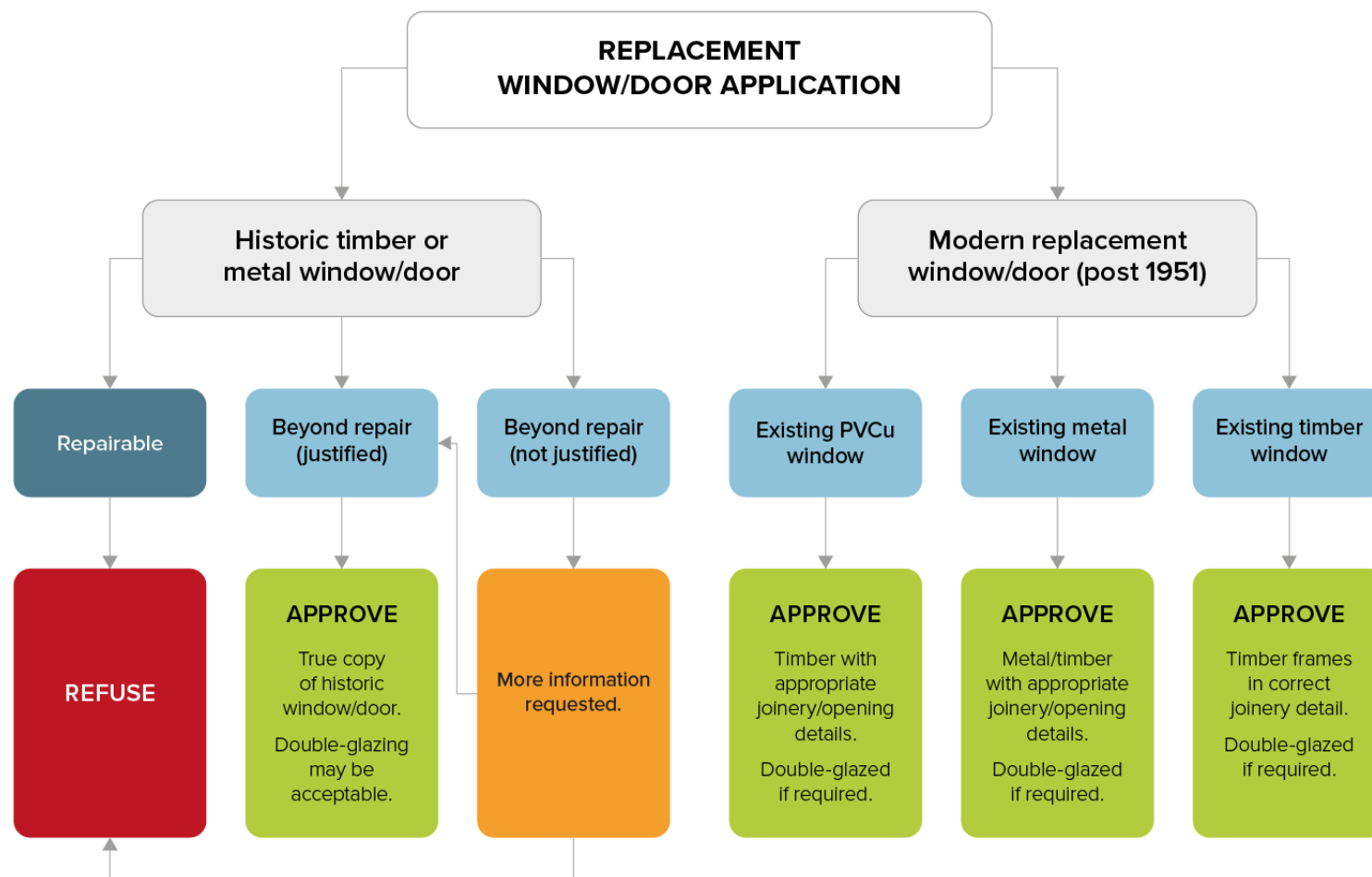
- Pre-amble provides additional information about
 - managing change and understanding significance
 - not just about grade but also special interest of the building or place
 - [listed buildings and places database](#)
 - [Historic Environment Record](#)
 - responding to climate change
 - understanding setting
- proposals must include sufficient information to enable impact to be considered, understood and evaluated

HE2: Protection of historic windows and doors



- historic windows and doors of significance, should be repaired:
 - listed buildings
 - buildings in a conservation area (once designated)
- where repair is not feasible; or windows of little or no significance, replacement supported
 - replicates the historic window and door in all respects
- replacement of more modern windows in extensions
 - should protect or improve special interest or character
- proposals to improve energy efficiency will be supported , where they do not harm special interest or character
- proposals must include sufficient information to enable impact to be considered, understood and evaluated

HE2: Protection of historic windows and doors



HE3: Protection or improvement of conservation areas



- proposals supported where they protect or improve the character or appearance of the area, and its setting
- series of tests against which harm to character or appearance of the area, and its setting assessed
 - overriding public policy objective or need; and
 - no reasonable practicable alternative; and
 - harm has been avoided, mitigated or reduced; or
 - public benefit outweighs harm
- proposals for re-use of listed buildings will be supported
 - compatibility
 - protect or reinforce contribution to character or appearance
- proposals must include sufficient information to enable impact to be considered, understood and evaluated

HE4: Demolition in conservation areas



- proposals for demolition only supported where
 - not practical to repair or re-use; **or**
 - not of importance and removal or replacement would improve character or appearance; **or**
 - removal would enable larger-scale restoration or redevelopment which would improve character or appearance
- conditional permission for demolition
 - planning permission and contract in place
 - for redevelopment
 - for landscaping
- proposals must include sufficient information to enable impact to be considered, understood and evaluated

Conservation areas: proposal



- Legal framework
 - change to primary law to enable designation
 - Planning and Building (Jersey) Law amendment # 8
 - secondary legislation setting out process of designation and appeal
- Policy framework
 - criteria for assessment and designation
 - form and nature of conservation area appraisals
 - process of review and engagement
- Identification and assessment
 - areas to be assessed – St Aubin proposed to be the first
 - survey work

Conservation areas: proposal



- Review of permitted development rights
 - Planning and Building (General Development)(Jersey) Order

HE5: Conservation of archaeological heritage



- development proposals should conserve archaeological heritage, and its setting:
- series of tests against which harm archaeological heritage assessed, having regard to comparative significance
 - overriding public policy objective or need; and
 - no reasonable practicable alternative; and
 - harm has been avoided, mitigated or reduced; or
 - public benefit outweighs harm
- where preservation in situ not justified, developer must
 - evaluate and record the resource
 - publish findings
 - make arrangements for treatment and deposition of finds.
- proposals must include sufficient information to enable impact to be considered, understood and evaluated

Webinar covers...



Consultation

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How to engage



How to engage

• Find out more

- attend a themed webinar
- come to a parish drop-in session
- review details online: [Core evidence base documents for the Island Plan Review 2021 bridging plan \(gov.je\)](#)

• Discuss

- planner surgery (30 minute 1:1 session)
- book through link: [Planner surgery bookings](#)

• Comment

- Consultation portal: [Draft bridging Island Plan consultation - Government of Jersey - Citizen Space](#)