



# Jersey Island Plan 2011

Plian d'l'Île 2011





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# Foreword

## Foreword

### Island Plan 2011

#### Message from the Minister for Planning and Environment



This Plan is centred on three very simple, but linked, concepts of countryside protection; the wise use of resources; and urban regeneration.

Protecting our precious coast and countryside is a key part of the new Plan. A new Coastal National Park has been designated and the Green Zone is enlarged through the deletion of the former Countryside Zone policy and the additional protection of 586 vergées of countryside.

Significantly, the Plan sets out to meet the Island's development needs - for housing and economic development - without large-scale rezoning of green fields. It is a sustainable plan that meets all of the Island's needs, whilst regenerating St Helier with new homes of better space standards and access to high quality amenities. The Plan provides a new mechanism to deliver affordable housing and will provide 1,000 affordable shared equity and social rented homes over the next ten years: 4,000 homes will be provided to meet the Island's housing needs. States-owned sites will help to meet this.

The Plan promotes sustainable practices of minimising the use of resources; it promotes recycling; and it recognises the potential for renewable energy regeneration, at both a domestic and utility scale. The Plan will also ensure that the highest standards of design and architecture are delivered in new buildings.

The new Island Plan has been developed in a rigorous and consultative way by the Department of the Environment using consultants only for specialist work. I am extraordinarily grateful to each and every officer for their contribution and I would like to thank everyone who has been engaged in the process.

**Senator Freddie Cohen**  
Minister for Planning and Environment

June 2011

## Messages from the Assistant Ministers for Planning and Environment



Good planning can help to ensure the best and most sustainable use of valuable resources. The 2011 Island Plan is based on the principles of 'reduce, manage and invest' and will help Jersey move to a more sustainable future.

The Plan sets out to reduce the demand for resources such as land, buildings, energy and water. It also provides new policies which will help to better manage the impacts and by-products of development, such as waste and the demand for travel. The adoption and application of these principles and policies will provide a much more sound and sustainable basis for investment in the Island's infrastructure.

**Deputy Robert Duhamel**  
Assistant Minister for Environment

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On a small island there is a need to ensure that land is used wisely to ensure that Jersey's unique character is protected whilst the needs of Islanders now and in the future can be met. This can be a difficult process and the 2011 Island Plan gives us all the framework against which to do this.

The 2011 Island Plan has been developed with the input of many people, and has been the subject of intensive independent scrutiny, the findings of which have been carefully considered. The new Island Plan should serve the community well and provide the basis for planning decisions over the next ten years.

**Deputy Collin Egré**  
Assistant Minister for Planning





# Introduction

## Introduction

Jersey has a 'plan-led' planning system and this means that the Island Plan should be the primary consideration in any planning-related decision-making: the law<sup>(1)</sup> identifies that all development should be in accordance with the Island Plan unless there is sufficient justification for granting planning permission that is inconsistent with the Plan. The Minister is required to give reasons for the award of planning permission and to have regard to all material considerations.

Because of this, the Island Plan is a highly significant and important document.

The strategies and objectives of the Island Plan are translated into a framework of policies and proposals that will provide the basis for land-use planning decisions over the next ten years. The policies of the Island Plan have been carefully formulated to achieve the sustainable development of the Island with a balance between social, environmental and economic considerations.

The policies and proposals of the Island Plan, whether general or specific, together provide an holistic and integrated approach to land-use planning in Jersey. The policies do not stand in isolation and should be read together.

### Preparation of the draft Plan

The process of development and examination of the draft Island Plan has been the most open, transparent and consultative to date. This has ensured that the policies and proposals within it have been thoroughly considered and scrutinised.

The initial draft Island Plan was published, as a White Paper, in September 2009<sup>(2)</sup>. A six month consultation period generated about 1,200 representations from about 200 respondents to which the Minister published a response in May 2010<sup>(3)</sup>.

All of these representations, and the Minister's response, were considered by independent Planning Inspectors - Mr Chris Shepley and Mr Alan Langton - who held a three week public inquiry, in the form of an Examination in Public (EiP), in September/October 2010<sup>(4)</sup>. The EiP enabled a thorough and lively debate and consideration of the key issues for the Plan and helped to inform the recommendations made by the Inspectors to the Minister in their report, which was published in November 2010. All States Members had a full opportunity to make representations on the draft Plan, and to participate in the EiP, and a number did so.

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1 Article 19 of the Planning and Building (Jersey) Law 2002

2 [Draft Jersey Island Plan \(2009\)](#)

3 [Minister for Planning and Environment \(May 2010\) Draft Island Plan: response to consultation](#)

4 [Shepley and Langton \(2010\) The \(Draft\) Jersey Island Plan 2009: Report to the Minister for Planning and Environment](#)

The Minister is grateful to all of those people who have engaged with and participated in the Plan-making process. The Minister considered all of the issues raised very carefully and, as required to do so, published a schedule of all of those changes made to the initial draft Island Plan, together with a reasoned justification for them. The schedule also contained a response from the Minister where he chose not to accept a recommendation from the Planning Inspectors. <sup>(5)</sup>

The output from this was a revised draft Island Plan (March 2011), which was lodged *au Greffe* for consideration by the States in June 2011.

The revised draft plan (March 2011) was lodged *au Greffe* on 29th March (P48.2011). States members considered the draft Plan and a number of them lodged their own amendments to it. Where they raised matters not yet considered by the Island Plan review process, these proposed amendments were the subject of further public consultation and independent review by planning inspectors.

## **Approval of the Island Plan 2011**

The States considered over 50 amendments to the revised draft Island Plan between 21st and 29th June, 2011. After extensive debate, lasting almost 40 hours, the new Island Plan 2011 was approved by the States, 37 votes to 1.

## **Superseded development plans**

Adoption of the new Island Plan provides the planning policy framework for land-use decisions over the next ten years. It supersedes and replaces the existing 2002 Island Plan, as amended. It also supersedes a number of smaller development plans, applicable to specific areas of the Island, whose policies and proposals have either already been implemented or, where still relevant, have been incorporated into this Plan.

For the avoidance of doubt, the following development plans and frameworks are superseded by the new Island Plan:

1. St. Martin's Conservation and Development Plan (1994)
2. St. Ouen's Bay Planning Framework (1999)
3. Waterfront Development Plan (2001)
4. Jersey Island Plan 2002, as amended

It will also be necessary to develop new, and to comprehensively review existing, supplementary planning guidance, to complement the new policy framework provided by the new Island Plan. This is considered at Appendix A 'Supplementary Planning Guidance'.

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5 A further EiP was held between 23-25th May 2011 and the inspectors' further report and associated addendum was published on the 10th June 2011, prior to the States debate, scheduled for the 21st of June 2011.



# Format of the Plan

## Format of the Plan

The Island Plan comprises two parts:

### Written Statement

- **Section 1:** sets out the strategic policy framework, which is based on key principles that guide the more detailed policies set out in section 2 of the written statement.
- **Section 2:** sets out the detailed policy framework, together with site specific proposals, which will guide development over the next ten years. This part of the Plan is divided into a series of topic based chapters.

### Proposals Map

This shows site specific proposals and areas of the Island to which certain policies apply. The **Proposals Map** is prepared on the current States of Jersey digital map base and comprises a map for the entire Island and one for the Town.

The **Proposals Map** indicates the main spatial policies that apply to particular areas and specific sites that are proposed for certain types of development.

Not all policies applicable to a particular development application will be shown on the **Proposals Map**, as some will be dependent upon the nature and form of development proposed and upon other planning constraints that may apply to a particular site.

Both parts have a ten year timescale.

### Chapter format

Each chapter of the Written Statement begins with a general introduction which is followed by a series of objectives which are related to the specific content of that chapter.

These objectives will be monitored, using a set of indicators, and reviewed over time to assess the performance of the Plan.

The substance of each chapter is contained within the policies and site specific proposals related to each topic area. The key elements of each chapter are set out below:

#### Objectives

Each section has a number of clear policy objectives which set out the desired outcome from a particular group of policies. Objectives will appear in a red box.

### **Indicators**

Specific indicators are used to measure the stated objectives and ultimately the success of the detailed policies within the plan. Indicators will appear in a yellow box.

### **Proposals**

A number of proposals are put forward in the Plan which generally indicate areas where further work is required, such as a supplementary planning guidance document or a detailed master plan. Proposals will appear in a green box.

### **Policy justification**

Each of the policies in the Plan is supported with a justification. This seeks to set out the considerations that have applied in the development of that particular policy and to provide a greater understanding of the intent and purpose of each policy.

### **Policy**

Within each chapter there are a number of policies. These are shown in bold type and are clearly identifiable with a policy number and a title which explain the scope of each particular policy. Proposals will appear in a blue box.

### **Appendices**

#### **Supplementary Planning Guidance**

Supplementary planning guidance, in the form of policy, advice and practice notes, can provide more information about the planning system, and in particular, about the application of an Island Plan policy. They can be used to support the policies in the Island Plan and can be material to planning decisions.

The Department of the Environment will review and prepare a number of supplementary planning guidance notes to assist with the interpretation and application of policy in the Island Plan, as set out at Appendix A 'Supplementary Planning Guidance'.

### **Glossary and index**

At the end of this document is a glossary of technical terms and an index that links key words to relevant pages in the text. These should enable users to find their way around this large document and more easily understand it. In addition there is a general contents page at the start of the document, which contains a full listing of all the proposals and policies.

### **Further information**

The Island Plan Written Statement and Proposals Map are available to view on the States Website at: [www.gov.je/islandplan](http://www.gov.je/islandplan)

Printed copies are also available in the Library, States Bookshop and Department of the Environment offices at South Hill and Howard Davis Farm.