

Volume 3

Community infrastructure

Les Quennevais School

The image shows the exterior of a modern school building. The building is constructed with light-colored, textured bricks. The name "Les Quennevais School" is prominently displayed in large, grey, three-dimensional letters across the upper facade. Below the name, there are three large, dark-framed glass windows. Each window is divided into two horizontal sections. The ground floor features glass doors and windows, suggesting an entrance area. The building is set against a clear blue sky. In the foreground, there is a paved area with a checkered pattern of light and dark grey tiles, and some landscaping with green plants and small yellow flowers.

Community infrastructure

Education facilities

Jersey's schools and colleges and early-years settings are an essential part of the island's social and economic infrastructure. They provide a service not only to the island's children and young people and their families, but also enable us to develop essential on-island skills that in-turn, help us reduce the need for inward migration, and contribute significantly to the structure of the local community and economy.

Education facilities and future education sites need to be carefully planned, ensuring that their distribution and accessibility meet the needs of the community that they serve, and that they are otherwise sustainable and adaptable to future generations and changing needs.

Demographic modelling is undertaken by the Department for Children, Young People, Education and Skills (CYPES), to monitor future requirements for school places as far as practically possible. Whilst there has been a recent bulge in demand for primary school places, birth rates have dropped in recent years and the net migration level for children remains close to zero - meaning demand for primary school places will likely be less in the short-term. However, because of natural demographic fluctuations, it remains difficult to undertake long-term planning for primary school places beyond around three years.

To deal with these fluctuations, capacity is reduced or increased using the physical capacity at existing schools, accompanied by appropriate operational resources. However, in the longer-term, the development of a significant number of new homes will lead to an impact on the distribution of pupils and students across Jersey. Given that a large proportion of this development will be focused towards Town, it is likely that there will be some permanent impact upon Town schools and their capacity.

The Infrastructure Capacity Study¹ highlighted that Jersey is well-served by existing education facilities and there are no parts of the island with current shortfalls in capacity. Some individual primary schools are, however, at or near capacity and may not have space on site to expand; there is also the risk of increasingly unsustainable travel patterns for pupils to access available school places, particularly where school catchment areas require adjustment in order to balance placement allocation.

In 2021, CYPES began an ambitious long-term reform of the island's education system - the Education Reform Programme - in order to support the improvement of long-term educational outcomes for all children and young people. This, coupled with a review of the education estate, is likely to lead to significant changes to the structure and delivery of education in the island and the infrastructure that is required to support it.

In light of the potential increase in demand for places in Town and the spatial constraints that surround primary education in the Town area, especially the south and the west, this review will focus on how we can better serve the needs of this cohort, whilst ensuring the most efficient use of land and resources. The outcome of this review will be considered in the development of the subsequent Island Plan, or sooner, through the publication of supplementary planning guidance, as necessary.

¹ Infrastructure Capacity Study (Arup, 2021): see [IPR core evidence base](#)

Alongside this review, there are a number of specific known requirements affecting the existing education estate, including:

- replacement facilities for Victoria College Preparatory School;
- replacement facilities for Rouge Bouillon School
- the expansion and consolidation of Mont à L'Abbé, potentially onto a single campus to enable the staff to deliver the 0-19 curriculum, as well as to provide for the growing need to offer a respite care provision in the island;
- the need to redesign the Greenfields secure unit facility, which houses children and young people under the youth justice system and those requiring secure welfare placements, so that it can deliver a secure children's home provision. This review will incorporate Le Sente School given the importance of developing partnership arrangements between the two facilities.

As the work to determine the longer-term requirements had not been completed at the time of the publication of the draft Island Plan, it has not been possible to identify new sites that may be required. The Minister for the Environment will work with the Minister for Children and Education to ensure a high priority is afforded to securing the most sustainable development of the education estate to support the outcome of the Education Reform Programme during the plan period of the bridging Island Plan.

The States Assembly has resolved that, in the meantime, the specific requirements of education must be considered in relation to the proposed development of States-owned or States-owned companies' land.

Proposal 27 – Review of the education estate

The Minister for the Environment will ensure that planning input is provided to the Minister for Children and Education in the undertaking of the Education Reform Programme and any associated review of the education estate over the plan period.

The Minister will, where required, publish supplementary planning guidance to aid the development of site-specific proposals.

In addition to the above, a number of existing schools have specific requirements, mainly related to the need to secure additional outdoor space. This plan seeks to make provision to meet these specific short-to medium-term needs. Sites to address shortfalls in provision have been identified, in consultation with CYPES, having regard to the Infrastructure Capacity Study,² and the outcome of the call for sites consultation.³ Where sites have been assessed as necessary and appropriate for future education use, they have been designated as such and are afforded protection from other forms of development.

Policy CI1 – Education facilities

Proposals for the development of additional educational facilities or for the extension and/or alteration of existing educational premises will be supported provided that the proposal is:

- within the grounds of existing education facilities;
- on a safeguarded site; or,
- within the built-up area.

² Infrastructure Capacity Study (2021): see [IPR core evidence base](#)

³ Community facilities and open space: site assessment: see [IPR core evidence base](#)

To address specific deficiencies in the provision of education facilities, the following sites are safeguarded for educational use. The alternative development of these sites will not be supported unless it can be demonstrated that they are no longer required for educational purposes:

- **Grainville School:** Field S367, St Saviour - conditional on agricultural access being maintained to the surrounding fields;
- **Jersey College for Girls and Jersey College Prep. School:** Field S800 and S801, St Saviour – for outdoor amenity space to serve both schools;
- **Mont à L'Abbé School:** field H1256, St Helier;
- **Haute Vallée School:** Part of field H1219, St Helier;
- **First Tower School:** Field H1533, St Helier;
- **St John's School:** Part of field J525, St John;
- **Les Landes School:** Part of field 782, St Ouen
- **Jersey Gas Site:** Tunnell Street, St. Helier

Where additional needs for the primary school estate within the parishes of St. Helier and St. Saviour have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies' land for the purposes of meeting education needs will be given the highest priority.

Proposals for the redevelopment of States of Jersey or States-owned companies' land within the vicinity of existing primary schools in the parishes of St. Helier and St. Saviour must be able to demonstrate that they will not compromise the ability to address identified education needs.

Proposals for education facilities outside the built-up area or designated sites will not be permitted except in the most exceptional circumstances where the proposed development is required to meet a proven island need and it can be demonstrated that:

1. the development is essential to the delivery and continuation of education services and cannot reasonably be met through alternative sites, service delivery arrangements or co-location with other services; and
2. sufficient work has been undertaken to consider reasonable alternative sites for the development and the selected site represents the most sustainable option, with the focus on accessibility to the community relative to the defined spatial strategy, local demand, its impact on the character and nature of the landscape and the scale of development that may be required.

The redevelopment of existing public or private education sites and facilities for alternative uses, in whole or in part, will not be supported except, and only where, it can be demonstrated that the site, or any part of it, is surplus to public and private educational requirements and/or wider community needs.

When any form of alternative development is proposed on an education site, the impact upon the current and future spatial requirements of education will be assessed. Development that may compromise the spatial requirements for education will not be supported unless appropriate mitigation is proposed, or alternative plans have been agreed, which may be secured by a planning obligation agreement.

Healthcare facilities

In Jersey, as in most developed economies, people are living longer than in past generations and the proportion of the island's population that is retired is projected to grow significantly. Currently, we expect the number of people aged 65 and over will rise from about 18,900 to 29,900 over the next 20 years and, the number of people aged 85 and over will more than double, from 2,600 to 5,600, over the same period.

Currently, around half of Jersey's population has at least one of 40 long-term health conditions, with older people often having more complex health needs to manage. This, in turn, requires more care and treatment. As the population profile continues to age, the growing need for care and treatment could put our health system under significant strain if work is not done to address where and how we provide accessible and sustainable healthcare services.

We want all islanders to enjoy great physical and mental health for as long as possible and, regardless of age, islanders should expect easy access to the best care and services, including access to mental health services, which should be equal to those offered for physical health.

To further this aspiration, the Jersey Care Model⁴ has been developed as a clinically-led model for how future health and care services are to be delivered across all sectors in the island. The model seeks to move away from the unsustainable institutional-based model of care, into a more modern community-based structure, which aims to:

- ensure care is person-centred with a focus on prevention and self-care, for both physical and mental health;
- reduce dependency on secondary care services by expanding primary and community services, working closely with all partners, in order to deliver more care in the community and at home;
- redesign health and community services so that they are structured to meet the current and future needs of islanders.

The implementation of the Jersey Care Model will lead to a significant change in how people engage with and experience the full spectrum of health and social care services in Jersey, and this change is to take place not only in service delivery, but also in a physical sense with new and changing demands upon healthcare infrastructure.

⁴ [Jersey Care Model for Health and Community Services](#)

How care looks now



Figure C11: Current care model

The future care model



Figure C12: Future care model

These changes are expected to take place over the next five years, in parallel with the delivery of the Our Hospital project, which is designed to enable the implementation of the Jersey Care Model. The development of the new hospital will move the delivery of some health and social care services into the community, enabling the hospital to focus on specialist and emergency care, intensive care and maternity services and, therefore, optimising its function and sustainability.

Expected changes to primary care infrastructure

Primary healthcare facilities are represented by general practitioner (GP) surgeries, pharmacists, dentists and other important community practitioners and services.

The Jersey Care Model proposes to decentralise certain forms of primary care from the General Hospital providing them instead in communities, through GP surgeries, and community or voluntary partners, which will include the creation of health hubs distributed across the island.

The Infrastructure Capacity Study (2021),⁵ indicates that Jersey has no known shortfalls in primary care infrastructure, with around 15% capacity across GP services. There may, however, be some demand for more GP practices across the island as a result of the change in the delivery of primary care over the plan period. The island is also well-served by community buildings, which have the capacity to accommodate the anticipated health hub space requirements; this aspect of the delivery of the Jersey Care Model is not currently anticipated to generate new development requirements.

Secondary care infrastructure

Secondary healthcare services include urgent and emergency care; planned hospital care; rehabilitation; community health services; nursing homes and mental health services. Most of these services are currently provided through the Jersey General Hospital, Overdale Hospital, St Saviour's Hospital campus and the Child and Adolescent Mental Health Service (CAMHS), which is based at Liberté House, St Helier.

Changes will be necessary as to how and where secondary care is delivered on the island, including as part of the development of Our Hospital (see 'Delivery of Our hospital').

Policy CI2 – Healthcare facilities

Proposals for the development of new or extended health and social care facilities will be supported, where the proposal is:

1. within the built-up area;
2. within the grounds of an existing facility; or
3. within the designated 'Our Hospital development site'.

Proposals for new healthcare facilities outside of the built-up area will not be permitted except in the most exceptional circumstances where the proposed development is required to meet a proven island need, and it can be demonstrated that:

- a. the development is essential to delivery and continuation of health and social care services, and cannot reasonably be met through alternative sites, service delivery arrangements or co-location with other services; and,

⁵ Infrastructure Capacity Study (2021): see [IPR core evidence base](#)

- b. sufficient work has been undertaken to consider reasonable alternative sites for the development, and that the selected site represents the most sustainable option, with a focus on accessibility to the community relative to the defined spatial strategy, its impact on the character and nature of the landscape, and the scale of development that may be required.

The redevelopment of existing public or private health and social care facilities for alternative uses will not be permitted except and only where it can be demonstrated that the site, or any part of it, is surplus to public and private healthcare requirements and/or wider community needs.

Delivery of Our Hospital

The Jersey Care Model aspires to bring the main hospital, mental health facilities, a cancer centre and training facilities onto a single campus, whilst addressing the need to modernise the standard of care infrastructure, making it fit for purpose and improving capacity across all those services as part of the Our Hospital project.

The proposal to deliver a new hospital that can meet the community's long-term health needs - whilst also rationalising and improving the delivery of healthcare and community services across the island - is both important, complex and of an unprecedented scale. The complexity and scale of the project has presented significant challenges in securing a site that can accommodate a new facility in the most sustainable location, and one which is acceptable to the community.

After an extensive evaluation of alternative site options, the States Assembly has selected the existing Overdale Hospital site, together with some additional land that is required, in order to meet the anticipated spatial requirements of the development⁶ as the site for Our Hospital. Provision is made within policy, however, for the eventuality that the Assembly amends its decision.

Further land is also required to accommodate necessary road improvements and other infrastructure. These additional requirements are enabling works that are linked to the principal development and may include land required to secure adequate access to the site via Westmount Road, which has also been agreed in-principle by the States Assembly.⁷ Such infrastructure cannot be justified independently from the Our Hospital proposal and, therefore, any planning permission for these works should be limited and formally tied to the principal development through the use of planning obligation agreements.

⁶ [Our Hospital Site Selection: Overdale \(P.123/2020\)](#)

⁷ [Hospital: preferred access route \(P.167/2020\)](#)

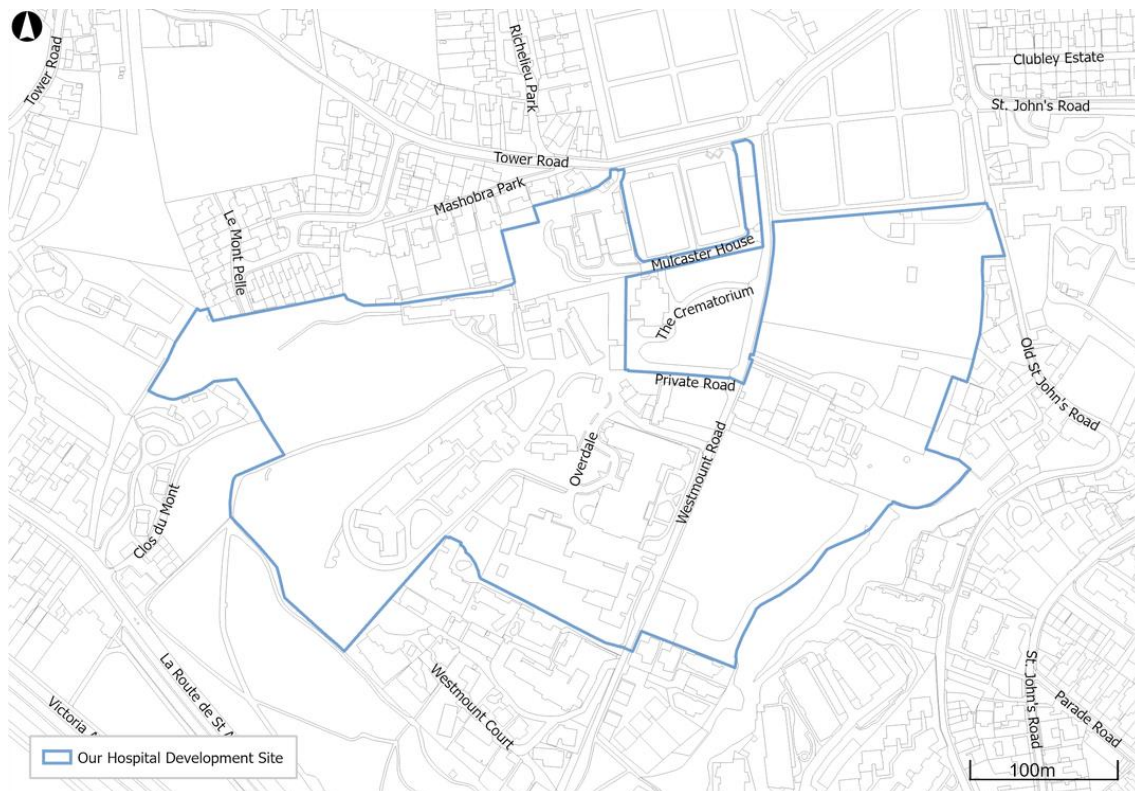


Figure CI3: Designated Our Hospital development site

There will also be additional development needs as result of the displaced services that are required to move before the development of the site can take place. This includes:

- the relocation of the health and social care services currently provided at Overdale;
- the relocation of Jersey Water office headquarters;
- the relocation of the Jersey Bowls Club to accommodate the access road; and
- the loss of homes which are to be acquired and demolished.

In order to support the timely availability of the site for redevelopment, the off-site development needs created as a result of the displaced facilities and services will be supported as linked developments through the planning application process, recognising their role in enabling this strategically significant infrastructure project to come forward.

The development of the Our Hospital site should be guided by the Minister for the Environment’s published supplementary planning guidance, and all other relevant policies of the Island Plan and any other material considerations.

Policy CI3 – Our Hospital and associated sites and infrastructure

Proposals for the development of the new hospital within the designated ‘Our Hospital development site’ (including the alternative use of an existing health and social care facility as approved by the States Assembly) will be afforded the highest level of priority, and will be supported where:

- a. the proposal is not considered to cause serious, unacceptable harm to the character and amenity of the wider area or neighbouring uses;
- b. it has been demonstrated that the proposed development represents the best design option relative to the needs of the hospital and the land available; and,
- c. the proposal includes details of all necessary mitigation and/or compensatory measures that are required to manage the impact of the development, as far as reasonably practicable, including, but not limited to:

- i. considering the impact on the physical integrity and/or proper functioning of the arterial road network to and from the hospital with particular reference to the following roads - Tower Road, New St. John's Road, Old St. John's Road, Queen's Road; and the specific mitigation measures required where increased traffic will have ramifications on such infrastructure and surrounding neighbourhood; and
- ii. ensuring that any proposal complies with Policy GD1 "Managing the health and wellbeing impact of new development" and that it addresses the issue of privacy for neighbouring properties.

Proposals for the alternative use of land designated as part of the 'Our Hospital development site' will not be supported, except where it can be demonstrated that the site, or any part of it, is no longer required to support the delivery of Our Hospital

Proposals for associated infrastructure and relocation of existing services, where these are necessary to enable the delivery of the hospital but will be outside of the site (or sites) approved by the States Assembly, may be considered as enabling and linked development and their delivery secured by planning obligation agreement, as appropriate and necessary.

Community facilities and community support infrastructure

Community facilities are those buildings which provide space that can be used in a number of different ways to serve the community, such as parish halls, churches and church halls and youth centres. Access to this type of facility is critical to the maintenance of vibrant and active communities, helping to foster a sense of belonging and local identity by providing space for islanders to meet, socialise and actively participate in island life, be that through community groups or the work of the parish.

The island is currently well-served by its community facilities, and whilst no significant shortfalls of space have been identified by the Infrastructure Capacity Study⁸, it is recognised that as our population grows, the demand for community facilities is likely to grow with it.

It is recognised that there are opportunities to make better use of existing community facilities across the island. The implementation of the Jersey Care Model and Closer to Home⁹ initiative will bring more health and community services closer to where people live. This will be achieved by delivering services in existing community buildings and thereby reduce the need to travel to Town and help the health and social care system to operate more sustainably.

In St Helier there is a proposal to provide youth facilities in the north of town and a site is safeguarded for this purpose in the plan at Nelson Street car park /The Old Fire Station.

Community support infrastructure

Community support infrastructure are those buildings and facilities which enable a critical service to be provided to the community. This type of infrastructure includes buildings and

⁸ Infrastructure Capacity Study (2021): see [IPR core evidence base](#)

⁹ [Closer to home](#)

facilities to support the care of looked-after children and care leavers, essential facilities such as the crematorium, and also those required for the safe operation of the emergency services, and the island's judicial, prison and probation services.

Access to high standard community support infrastructure, in the right locations, is critical to the function and performance of these essential community services and it is, therefore, a priority of the bridging Island Plan to ensure that their development needs can be accommodated where they arise.

Policy CI4 – Community facilities and community support infrastructure

Proposals for the development of new or extended community facilities will be supported where the proposal is,

1. within the built-up area; or
2. within the grounds of existing community facilities.

To address specific deficiencies in the provision of youth facilities, the following site is safeguarded for use as a youth facility. The alternative development of this site will not be supported unless it can be demonstrated that it is no longer required for this purpose:

- **Nelson Street car park /The Old Fire Station site:** Nelson Street, St. Helier

Development of new community facilities or community support infrastructure will not be supported outside of the built-up area, unless it is to meet an exceptional need which cannot reasonably be met within the built-up area, and adequate evidence to verify this has been provided.

The redevelopment of existing community facilities for alternative uses will not be permitted except and only where it can be demonstrated that the site, or any part of it, is surplus to wider community needs.

Sports, leisure and cultural facilities

In order to help support the physical and mental wellbeing of all islanders and to ensure that the island remains attractive as a tourist destination, we need maintain and enhance the infrastructure that supports a wide range of sports, leisure and cultural activities.

The definition of sports, leisure and cultural facilities is broad, and can embrace buildings or open spaces and includes facilities such as gyms, swimming pools, playing pitches and courts, performance spaces, cinemas, bowling alleys, children's indoor play areas, museums, libraries and exhibition spaces.

Ensuring access to a broad range of high-quality facilities in a variety of locations across the island will help to ensure that the needs of our diverse community can be met furthering the strategic priorities established by the Common Strategic Policy (2018-2022),¹⁰ the principles established by the Inspiring an Active Jersey Strategy,¹¹ and the emerging work of the Island Identity Policy Development Board. This means placing an emphasis on development that supports islanders to become more active, celebrates local and international culture and the arts, and ensures that everyone can access spaces and opportunities to be social.

¹⁰ [Common Strategic Policy \(2018-2022\)](#)

¹¹ [Jersey Sport: Inspiring an Active Jersey Strategy \(2020\)](#)

The provision of large-scale sports, leisure and cultural facilities¹² is focused in key locations across the island, where it can be more easily accessed by a greater number of islanders; and where there has been capacity to accommodate the provision of appropriate facilities. In the case of sports centres, these include Fort Regent and Les Quennevais Sports Centre, with the latter also providing one of the island's two public swimming pools, with a public pool also being provided at Aquasplash on the St Helier Waterfront. Key cultural facilities, including Jersey Opera House, Jersey Arts Centre and Cineworld are all located in St Helier.

Fort Regent is an established island-wide facility for indoor sports provision and leisure activities. It now faces a number of challenges which necessitates the alternative provision of the facilities which it currently provides. In response to the need to address the challenges at Fort Regent, and to critically examine the demand for and use of sports and leisure facilities across the island, the Minister for Economic Development, Tourism, Sport and Culture commissioned the Sports Facilities Delivery Report¹³, undertaken in 2018. The outcome of this work has been developed into a series of plans to provide community sports hubs in St Helier and at facilities serving the east and west of the island; together with an ambition to create a new Island Stadium¹⁴. These plans are predicated on a carefully sequenced order of development, which is designed to ensure the greatest continuation of access to facilities, for as many interests as possible, whilst significant investment into new and regenerated facilities takes place.

To ensure access to facilities across the island, the focus for provision and investment is on sites within the area embraced by the Southwest St Helier Planning Framework¹⁵ and Springfield Stadium to serve Town and the wider island; Les Quennevais Sports Centre to serve the west of the island; and Le Rocquier School, to serve the east of the island. Potential may also exist to further enhance facilities at or around Jersey Rugby Club, and the surrounding pitches, at St Peter. To enable the provision of new or enhanced sports and leisure facilities in these locations over the plan period, they are identified and defined as 'sports and leisure enhancement areas'.

In addition to the enhancement area identified around the Jersey Rugby Club in St. Peter, a sports and leisure area of potential is also identified to the south of the Strive facility, west of the Rugby Club. This designation acknowledges the potential benefits of developing this land for sporting use, and particularly where private investment would reduce the pressure on Government to fund and develop publicly accessible facilities on an alternative site. The benefit of any such development would, however, remain to be considered relative to its impact on the loss of agricultural land and impact on local landscape character, in the context of wider community benefit.

The St Helier Waterfront accommodates one of the island's two public swimming pools and the island's only cinema, both of which are located within key opportunity site 3 (KOS3) in the Southwest St Helier Planning Framework. Plans for the development of key opportunity sites 1-3 at the St Helier Waterfront are currently being prepared. To ensure the continuation of access to an indoor public swimming pool and a cinema in St Helier any proposals for the redevelopment of these key island facilities will need to demonstrate

¹² Large-scale sports, leisure and cultural facilities = more than 50 persons capacity and/or more than 200sqm in area.

¹³ [Government of Jersey, Sports Facilities Delivery Report \(2018\)](#)

¹⁴ [Jersey Sport: Inspiring Active Places Strategy \(2021\)](#)

¹⁵ [Supplementary Planning Guidance: South West St Helier Planning Framework](#)

that the provision of alternative facilities in St Helier can be assured. This is required to maintain the provision of adequate sports and leisure infrastructure for town residents, islanders and visitors, and to ensure the vitality of St Helier as the island's cultural and leisure hub. The emergence of any proposal for the provision of a new cultural facility during the bridging Island Plan period within Southwest St Helier or elsewhere within the town, will also be supported.

To ensure that the development of all new facilities takes place in the most sustainable locations, the development of large-scale sports, leisure and cultural facilities will be supported within the island's primary and secondary centres (St Helier and Les Quennevais), or within the designated sports and leisure enhancement areas. These areas are those where there is a higher resident population who can directly access and benefit from the facilities, and where there already exists good access to sustainable transport options.

Access to the provision of smaller-scale local facilities for sport and active leisure¹⁶ remains important in helping to create healthy and sustainable communities, and these will continue to be supported throughout the island's built-up areas. The provision of such facilities outside the built-up area will only be supported where it can be demonstrated that there is a clear community need and that provision cannot be made within the existing built-up area boundary. In these areas, wherever possible, use should be made of existing buildings in order to reduce the proliferation of development in the countryside.

Jersey has a range of key tourism and cultural attractions including those based on the island's historic assets including Mont Orgueil Castle, Elizabeth Castle, La Hougue Bie, Jersey War Tunnels, the Channel Island Military Museum, and Jersey Museum and Art Gallery; and others, such as Jersey Zoo; as well as the natural features of the island including its coastline and beaches.

The more recent development of niche areas within the tourism market might serve to influence the types of attractions that need to be offered within the island in the future. The provision of new attractions, and the improvement of existing attractions, will help Jersey to retain and grow its tourism market share, and be attractive to different types of visitor. Tourism and cultural facilities are important not only for visitors to the island but to residents too. Islanders should continue to have access to and benefit from existing and new facilities.

The island's coast and countryside provide opportunities for active leisure – such as, for example, adventure activities, coasteering, kayaking, diving, surfing and mountain-biking – making use of the natural assets of cliffs, bays, water, valleys and woods. Activities here can provide a greater range of low-intensity leisure activity for islanders; and activity-based tourism can have economic value and help attract new visitors to the island.

Proposals for development to provide active, low-intensity leisure in the countryside and around the coast will only be supported where it is related to the use of the natural assets of the coast and the countryside, and where use is made of existing buildings; or where the provision of new buildings and associated facilities and infrastructure is limited and can be made without harm to the character of the area. Consideration of the impact of any such development should include the impact of use upon the sense of remoteness, and

¹⁶ Small-scale sports, leisure and cultural facilities = less than 50 persons capacity and less than 200sqm in area

the impact of access for the character and capacity of the local road network, including consideration of parking.

Policy CI5 – Sports, leisure and cultural facilities

The development of new or extended large-scale sports, leisure and cultural facilities will be only supported within the island’s primary or secondary centres, or within those sites designated as sports and leisure enhancement areas at:

1. **Les Quennevais sports centre;**
2. **Le Rocquier School** – but only where it can be demonstrated that the spatial requirements of the school can continue to be met within the boundaries of the existing school site;
3. **Springfield Stadium** – but only where the redevelopment maintains the proportion of freely accessible outdoor space for use by the public or increases the proportion of freely accessible public green space;
4. **Existing Jersey Rugby site and associated playing pitches;**
5. **Key opportunity sites in the Southwest St Helier Planning Framework Area;**
6. **FB Fields, La Grande Route De St Clement.**

The development of sports and leisure uses may also be supported in the identified sports and leisure area of potential (St Peter) but only where the public benefit and contribution to the viability and success of local sports can be proven to outweigh any loss or harm to the landscape and agricultural land.

The development of new or extended small-scale sports, leisure and cultural facilities will be supported where the proposal is:

- a. within the built-up area; or
- b. within the grounds of existing facilities,

The redevelopment of the public swimming pool and/or cinema on the St Helier Waterfront will be supported where the prior provision of alternative facilities in Town can be assured, which may be secured through the use of planning obligation agreement, as required.

The development of limited new sports, leisure and cultural facilities outside of the built-up area will only be supported where a coast or countryside location is necessary and justified, and where use is made of existing buildings, or, the provision of new or extended buildings will be limited, and the development will not give rise to an unacceptable intensification of use.

The redevelopment of existing sports, leisure and cultural facilities for alternative uses will normally only be supported where it can be demonstrated that the use has become redundant and is otherwise surplus to wider community needs.

Planning for open space

Open space is a valuable and integral part of the environment in which we all live, playing an important role in our daily lives. The significance and value of the availability and access to open space has been highlighted by the COVID-19 pandemic as people have sought to spend more time outside in their locality to exercise and socialise.

High quality, accessible and functional open spaces not only have a beneficial impact on islanders' health and wellbeing. They also offer a range of environmental services, such as supporting carbon sequestration, urban cooling and acting as natural surface water drainage systems; whilst also creating opportunities and incentive for economic investment.

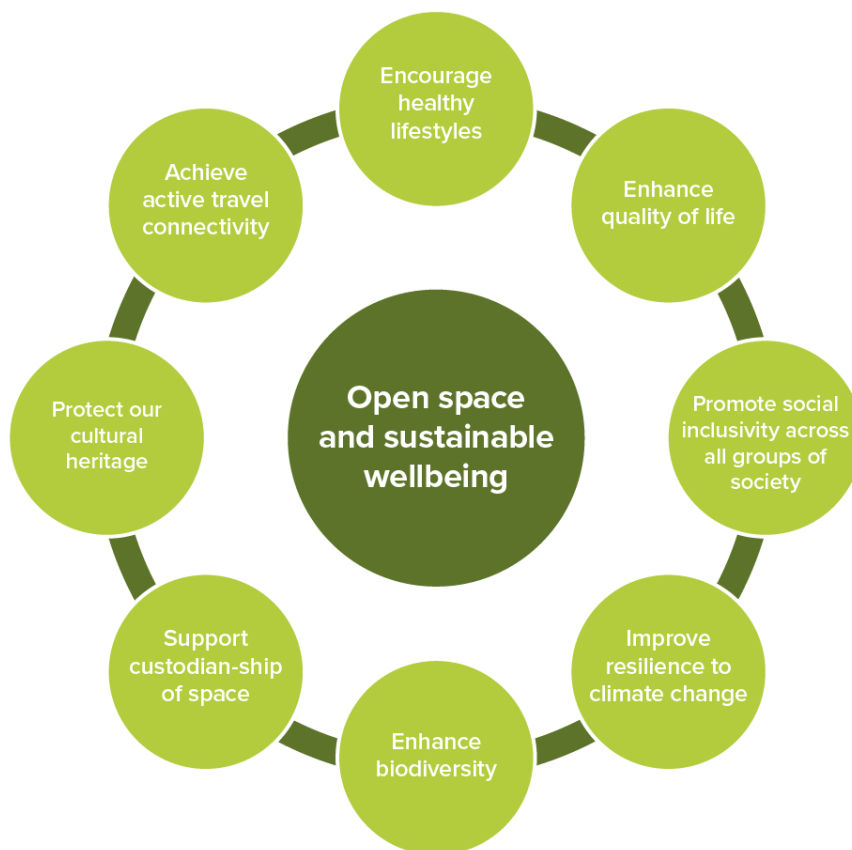


Figure CI4: Multiple benefits of open space

We are fortunate to have access to a wide range of different types of open space, comprising formal spaces, such as parks, squares and outdoor sports facilities; an extensive coastline with cliffs and beaches; and natural green spaces, such as woodlands, coastal heaths and dunes.

As a small island with a finite land resource, there is a need to protect our valued open spaces in urban, rural and coastal environments, whilst also seeking to ensure that there is land and development opportunity to meet other community and economic needs. Competition for the use of land is, therefore, acute, particularly in the island's built-up areas, but there is a need to ensure that the importance and value of open space is recognised and that its provision and enhancement is given due consideration.

Provision and access to open space

Whilst much of Jersey's coast and countryside remains undeveloped and open, it is important to consider islanders' access to and use of different types of open spaces, in different parts of the island. The availability, access and need for different types of local open space will vary greatly between islanders living in town and those in the countryside. A review of the island's open space provision was undertaken in 2008¹⁷ and sought to categorise different types of open space in the island as follows:

¹⁷ [Outdoor, Open Space, Sport and Recreation Study \(2008\)](#)

| Type of Open Space | Description |
|--------------------------------------|--|
| Parks | Formal parks with public access. |
| Outdoor sports facility | Seasonal and fixed sports spaces, both privately and publicly owned (including commercial sports facilities and golf courses). |
| Amenity greenspace | Open space that is available for free and spontaneous use, but not managed as a park, playing field or habitat (e.g. informal grassed areas in housing estates). |
| Play space | Equipped children's space (pre-teens) and space for teenagers. |
| Natural greenspace | Natural greenspace that have some form of public access. |
| Allotments | Land subdivided into rentable plots for the growing of produce. |
| Cemeteries and churchyards | Open spaces around churches and separate burial grounds. |
| Civic space | Open public spaces with hard surfaces between buildings or, particularly in the rural context, associated with civic buildings or landmarks. |
| Linear open space | Linked paths or routes for recreation and travel (walking, cycling and horse riding). |
| Beaches | Accessible coastal spaces between high and low water marks. |
| Visually important open space | Open spaces that may not be publicly accessible or functional for recreation or leisure, but which play an important role in contributing to the character of an area. |

Table CI1: defined open space typologies

Much of the land identified by the 2008 study was designated as protected open space in the 2011 Island Plan and, as a result, there has been minimal loss of open space that is of community and/or amenity value over the 2011 Island Plan period. Notable improvements in the level of provision were also made during this time, with the development of Millennium Town Park in St Helier, and St Martin's Village Green.

To ensure that effective planning and provision is made for open space it is helpful to have regard to some form of local benchmark which considers the level of provision of different types of open space, and access to it, in different parts of the island. This can serve as a useful guide to better understand local needs; protect existing space; plan provision; and to monitor change.

It should, however, be recognised that open spaces can serve a variety of functions; and, that local provision and specific needs are likely to vary in different parts of the island. Access to some forms of open space, such as natural greenspace, will be much greater in the countryside, whereas access to parks will be better in Town. It is recognised, however, that any deficiencies in the availability of open space will likely be more acutely felt in Town than in other parts of the island, where there is both a greater concentration of compact forms of development with more limited private amenity space; and less immediate access to the coast and countryside than in other parts of the island.

The adoption of open space standards allows us to assess open space supply and demand against a locally defined benchmark. These standards have been used to model potential future open space requirements across the island in the Infrastructure Capacity Study (2021)¹⁸ and have been used to audit the amount of open space currently available in Town.

¹⁸ Infrastructure Capacity Study (2021): see [IPR core evidence base](#)

As Town continues to receive a high proportion of new development, we must monitor the impact of this development more closely. As such, this bridging Island Plan formally adopts the standards as a benchmark for open space standards in Town.

| Adopted benchmark standards for open space in Town | | |
|--|---|-----------------------------|
| Typology | Quantity standard Ha/1,000 popn (Vergée/1,000 popn) | Access standard (metres) |
| Parks | 0.5 (2.8) | 500 |
| Play space | 0.1 (0.55) | 500 |
| Outdoor sports facility | 0.8 (4.44) | 3,000 |
| Amenity greenspace | 0.25 (1.40) | 500 |
| Natural greenspace | 1.0 (5.50) | 500 |

Table CI2: Town open space benchmark

The review and update of the Open Space Study for St Helier was undertaken in 2018 to inform the preparation of the Island Plan.¹⁹ This has served to identify that there is a significant shortfall in the provision of formal play space in Town, along with a need for enhanced provision and access to other forms of open space, such as amenity and natural greenspaces.

| Summary of performance against St Helier benchmark standards (recorded 2018) | | | | |
|--|---|------------------------------|---------------------------------|---|
| Typology | benchmark standard (Ha/1,000 population) | Total space "expectation" | Actual availability of space | Status against benchmark at the time of audit (2018) |
| Parks | 0.5 | 17.5ha | 17.6ha | 100% |
| Play space | 0.1 | 3.5ha | 1.38ha | 39% |
| Outdoor sports facility | 0.8 | 28ha | 27ha | 96% |
| Amenity greenspace | 0.25 | 8.75ha | 6.93ha | 79% |
| Natural greenspace | 1.0 | 35ha | 24.62ha | 70% |

Table CI3: Town performance against benchmark standards (as at 2018)

To support and enhance the level of and access to open space in town during the bridging Island Plan period, sites have been identified and safeguarded for future open space development. These include:

- proposed extension to Millennium Town Park;
- development of Warwick Farm as a country park; and
- creation of access to Grands Vaux Reservoir and valley woodland.

There is a need to ensure the provision of good quality and accessible open spaces that serves all island communities relative to local needs. The requirement for major developments to make open space provision for the benefit of the occupants of new development will be maintained and will be required to meet or exceed adopted supplementary planning guidance standards. New open spaces should seek to integrate

¹⁹ St Helier open space audit (2018): see [IPR core evidence base](#)

with surrounding green infrastructure networks to achieve enhanced biodiversity and ecosystem services, improved visual amenity and landscape quality, sustainable travel opportunities and improved public health and wellbeing.²⁰

Assessing the provision of, and access to, local open space will be a material consideration in the planning process. Where there already exists pressure on open space provision or a development is unable to meet its prescribed on-site space requirements, the developer may be required to enter into a planning obligation agreement to deliver new or improved open space off-site, in a location that will benefit the development and the wider community.

In the longer-term and subject the delivery of the proposal to bring forward a Sustainable Communities Fund,²¹ new or improved open space within Town and across the island may be actively delivered through the fund.

To help provide a recreational amenity in the countryside it is proposed that the use of public land at Warwick Farm is released for development as a country park for the benefit of town residents. The site is located to the north of Town and there is potential to create and enhance access to it through the green lane and public footpath network in Vallée des Vaux, and to explore linkages to Fern Valley and Bellozane. The site is currently leased, but upon cessation of the current use, it is proposed that the site is brought forward to be re-purposed as a St Helier Country Park. Its development as country park would need to be resourced through the Government Plan process and guided by supplementary planning guidance.

The States Assembly has resolved that a project board is established to progress the delivery of the country park, and that further work be undertaken to explore its further expansion.

Proposal 28 – St Helier Country Park

To enhance the level of provision of and access to natural greenspace and the countryside, it is proposed that Warwick Farm is to be brought forward for redevelopment as a country park.

The Council of Ministers will establish a project board to develop proposals to be included in the next Government Plan in order that the St. Helier Country Park can be delivered during the period covered by the Bridging Island Plan.

The development of the country park will reflect an investigation and report by the Council of Ministers on opportunities to incorporate adjacent areas of countryside into the park in the future, in line with the map attached to, and supporting, Paragraph 7 of Amendment 38 (as adopted by the States Assembly on 21st June 2011) to the previous Island Plan.

To support and enable this, the Minister for the Environment will produce supplementary planning guidance to guide the form of recreational amenity to be provided.

²⁰ See associated policy 'NE2 Green infrastructure networks' – Biodiversity and natural environment chapter

²¹ See associated proposal 'Sustainable Communities Fund' – Places chapter

Policy CI6 – Provision and enhancement of open space

Proposals for new, enhanced or extended public open space will be supported within the built-up area.

To ensure the adequate provision, accessibility and quality of open spaces throughout the island, large-scale development will be expected to provide adequate open space on-site to the benefit of those who will occupy the development. In the case of residential development, the provision of outdoor space is required to meet or exceed the adopted residential space standards.

In some circumstances, where there already exists deficiencies of nearby open space provision; or the development is unable to meet its prescribed on-site space requirements, the provision of public open space may be required, to the benefit of the wider community, through an off-site contribution.

The following areas have been identified and safeguarded for the provision of new or enhanced open space and their development for other purposes will not be supported:

1. **Part of Jersey Gas site**, Tunnell Street: extension to Millennium Town Park, as specified by adopted supplementary planning guidance and approved States Proposition (P.114/2017)
2. **Warwick Farm**, La Grande Route de Saint-Jean, St Helier
3. **Grands Vaux Reservoir and valley**, as defined by Policy CI9 Countryside access and awareness
4. **Field J371**, La Rue Gombrette, St. John (0.70 hectares/3.89 vergées)

Proposals for new, enhanced or extended open space outside of the built-up area will be supported when the development will not harm the rural character of the area and will achieve improved public access and awareness.

Protected open space

Successive Island Plans have protected open spaces across the island where they play a specific community, visual or environmental role. This has meant that the island community continues to have access to a diversity of open space which is of benefit to the health and wellbeing of islanders, wherever they live.

Maintaining the level of and local access to existing public open space is important, particularly in the island's built-up areas where there is a greater concentration of people and compact forms of development with more limited private amenity space. In such circumstances, there will be a strong presumption against the loss of open space, and any diminution in the level of local provision will require appropriate justification in the delivery of wider community benefits, and the appropriate mitigation of any such loss. This will need to be supported by the submission of sufficient evidence that analyses the provision, quality and accessibility of open space in the locality.

The identification and definition of protected open space has been informed by a number of factors, including: the findings of the Outdoor Open Space, Sport and Recreation Study (July, 2008); a more recent quantitative audit of open space in Town; and the call-for-sites consultation undertaken as part of the Island Plan Review. As a result of this, further protected open space designations have been made at the Steam Clock site, and

Millennium Town Park in St Helier, and field O630 in St Ouen's Village. The Corbière Walk (the Railway Walk) has also been designated as protected open space, in recognition of its status as a park.

Protected open spaces are identified and defined on the proposals map:

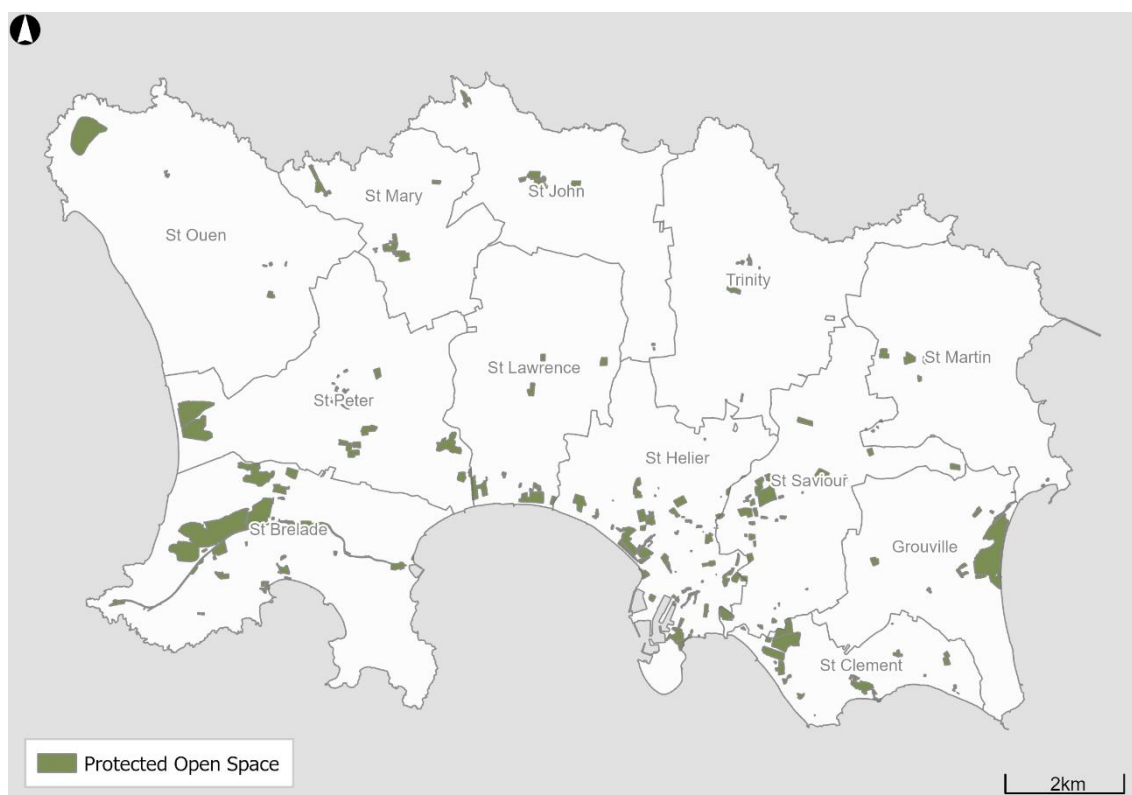


Figure CI5: Protected Open Space

Policy CI7 – Protected open space

The loss of protected open space will not be supported and will only be permitted in exceptional circumstances where it can be demonstrated that:

1. the proposed development is of a greater community benefit than the open space that currently exists; and the proposal includes details of how the loss of open space will be managed or offset through appropriate, alternative means;
2. replacement space that is of the same or better extent, quality and accessibility will be provided as part of a wider plan; or,
3. the proposed loss is otherwise very minor and will result in no serious impact on the adequacy, quality and accessibility of local open space.

In all cases, the development of protected open space will not be supported if the development would lead to harm to the character and appearance of the area, or cause serious harm or obstruction to strategic views, vistas and landmarks.

Where required, it may be necessary to enter into a planning obligation agreement to ensure the delivery of associated works and/or appropriate mitigation or compensation.

Space for children and play

The Government of Jersey has committed to put children first,²² and within that has committed to address the underlying causes that contribute to the known gaps in health, wellbeing, and learning and development throughout childhood and adolescence. These issues are inextricably linked and must be achieved through a range of means, including new development and placemaking. Access to high quality and safe places for children and young people to play is critical to the development of the physical, emotional, social and cognitive skills that they need to thrive. Following the UK's ratification of the UNCR²³ this has been extended to Jersey, and under Article 31 of this convention there is a right for children to play.

The Inspiring an Active Jersey Strategy (2020)²⁴ highlighted that 81% of children and young people in Jersey do not meet the World Health Organisation's recommended guidelines for physical activity, meaning that these children are not physically active enough to have a positive impact on their health and well-being. Providing enough space for play will help embed active living into the everyday lives of our children. The strategy establishes a vision for Jersey to be an island that encourages activity through parks, beaches, paths and play areas designed with activity in mind, with the Island Plan highlighted as being a key delivery mechanism to achieve this vision.

Play space associated with new development is typically viewed as formal equipped spaces with a structure, a soft surface and often an enclosure. However, children play in many different places (as evidenced by Figure Cl6), where they are able to feel safe and welcome, and the space allows them to be active, social and imaginative.

Where children like to play

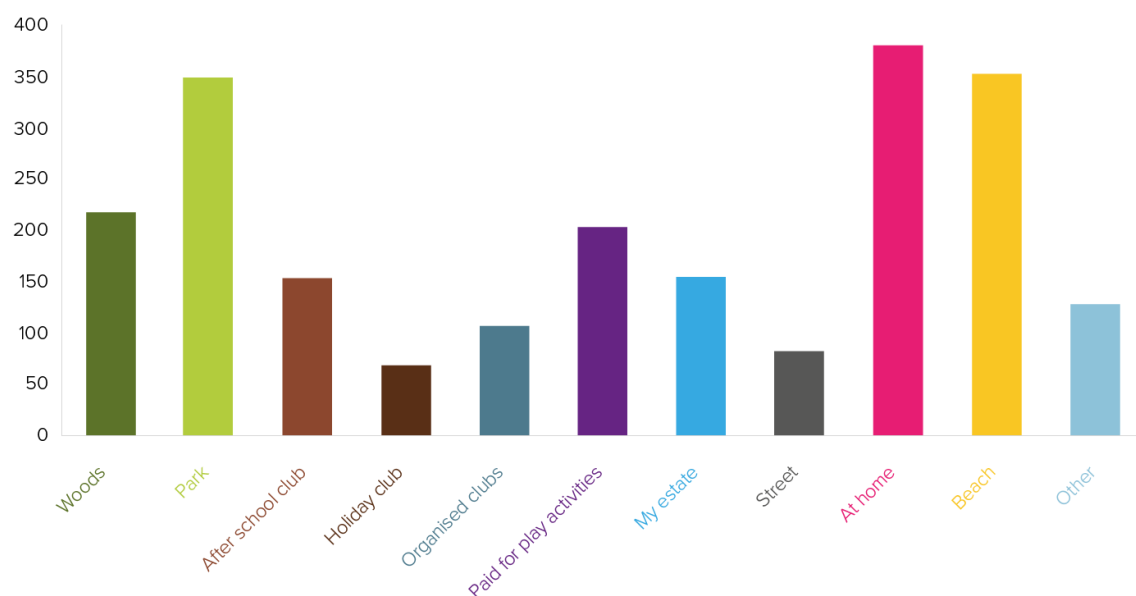


Figure Cl6: Where children like to play - Report on Children's Play Consultations 2011²⁵

²² [Government of Jersey Common Strategic Policy \(2018-2022\)](#)

²³ United Nations Convention on the Rights of the Child

²⁴ [Inspiring an Active Jersey Strategy \(2021\)](#)

²⁵ [EYCP WG4 report on Children's play consultations \(2011\)](#)

An audit of open space²⁶ identifies a lack of provision in the amount of formal play space that is available and accessible to children. This is an issue across the island but is particularly acute in Town.

This Island Plan will help to address this issue by ensuring that the provision of safe and welcoming space for play is a requirement for new residential development be that through the provision of new play space on-site, or through a contribution to nearby enhancements of existing play space. It should also be a consideration in the design of the space around other buildings and public realm enhancements. The scale and nature of space for play required will be proportionate to the scale of development proposed and this will be assessed in light of the potential occupancy of the development.

Play space may be provided as outdoor play equipment, playscapes (landscape design that incorporates play features), space for ball games and dedicated space that encourages safe bike riding, skateboarding and scootering. In some circumstances, indoor communal space may form part of the space for play contribution, such as communal games rooms or youth facilities. Other types of space for play will be considered where the developer has undertaken appropriate consultation and there is clear evidence of community support.

Where an off-site contribution is agreed, this will be secured by planning obligation agreement and may be delivered by the developer, an agreed delivery partner, or another third party. Financial contributions may be pooled with other space for play contributions for larger improvement projects, where they remain within a safe walkable distance to the source development.

Proposal 29 – Play Strategy and guidance

The Minister for the Environment will work with the Minister for Economic Development, Tourism, Sport and Culture, and the Minister for Children and Education, to develop a play strategy for the Island, with a specific focus on play area provision in St. Helier.

The Minister for the Environment will develop and publish supplementary planning guidance for developers in relation to the provision of play space.

Policy C18 – Space for children and play

All new major development should consider how it will contribute towards helping children to be safe, active, social and imaginative, as well as helping children access and spend time in nature. Design statements issued with development proposals must explain how this has been considered in the design stages of the development, from a placemaking perspective.

Development proposals providing between five-ten family homes (2+ bedrooms), are required to provide appropriate communal space for play on-site where possible, or otherwise make a contribution to the provision of new or enhanced space for play within five minutes safe walking distance, or 500m from the site.

Development proposals providing more than ten family homes are required to provide appropriate communal space for play on-site, unless it is agreed that there are

²⁶ St Helier open space audit (2018): see [IPR core evidence base](#)

exceptional circumstances where an off-site contribution may be permitted; and/or when an off-site contribution will lead to a substantial betterment in provision and will be within five minutes safe walking distance, or 500m from the site.

If any such agreed, off-site contribution cannot be met within the specified distance, new play space must be provided elsewhere and evidence of options considered must be provided, together with a justification for the proposed location and an explanation as to how this will benefit the occupants of the development.

In the first instance, developers should seek to include as much green or natural play space as possible. Play space could also be provided as outdoor play equipment, playscapes (landscape design that incorporates play features), space for ball games and dedicated space that encourages safe bike riding, skateboarding and scootering. In some circumstances, indoor communal space may form part of the space for play contribution, such as communal games rooms or youth facilities. Other types of space for play will be considered where the developer has undertaken appropriate consultation and there is clear evidence of community support.

Space for play must be delivered before the first occupation of the development, and this will be secured by planning condition.

Countryside access and awareness

Access, by foot, cycle or by horse, to and through Jersey's coast and countryside supports islanders' physical and mental wellbeing and is important for tourism. It allows islanders and visitors to enjoy the special and unique landscapes and rich ecological heritage that the island has to offer.

There is an existing network of paths across public and private land, but there are a number of opportunities to enhance and expand access to the coast and countryside by better integration of existing networks, green lanes, new bridleways, cycle paths, multi-user paths, facilities for people with disabilities and the provision of interpretation such as digital information, local promotion and discrete signage. Significant opportunity also exists to achieve better integration between town and the coast and countryside, enabling those who live in built-up areas better access to enjoy natural greenspace and beaches. Such links can also support islanders in making sustainable travel choices by reducing dependence on the private car.

It is an ongoing objective of the Countryside Access Strategy²⁷ to facilitate the development of strategically linked routes across the island making use of existing paths, roads, green lanes, farm tracks and field margins and other areas in private ownership. The strategy also highlights the long-term objective to create at least four north - south and two east - west routes linking from coast to coast. The north coast footpath, from White Rock near Rozel to Grosnez in St Ouen, provides a major strategic recreational east-west route. The Railway Walk links Corbière to Town, via St Aubin and Les Quennevais, with additional connectivity to St Peter's Village. The St Lawrence Millennium Walk in Waterworks Valley; and the St Peter's Valley pedestrian and cycle path make significant contributions to the development of strategic north-south routes, with ongoing work to

²⁷ [Countryside Access Strategy for Jersey \(2016\)](#)

Policy C19 – Countryside access and awareness

Proposals that encourage and enhance public access to the coast and the countryside will be supported where the proposal will not otherwise be to the detriment of the character of the coast and countryside or lead to unacceptable impacts upon biodiversity.

In particular, there will be support for proposals which contribute to the provision of the island's on and off-road walking, cycling, horse-riding, multi-user and disabled-friendly paths, in order to further develop the network of off-road footpaths, green lanes, bridle paths and cycle paths across the island. Additional weight will be given to those schemes that achieve improved access and connectivity to the footpath and bus network and provide opportunities to link built-up areas.

Grands Vaux Reservoir and valley, and Waterworks Valley have been identified on the proposals map as 'strategic countryside access sites' and proposals that encourage, enable or enhance public access to the countryside here will be supported.

Allotments

Allotment sites are valuable green spaces and important community assets - they can enhance individual and community wellbeing as places for both social interaction and private enjoyment, whilst giving people the opportunity to grow their own fresh produce, exercise and connect with the countryside.

Whilst Jersey does not have an established tradition of allotment provision and use, there is demand for plots on the limited number of allotments sites that are available across the island.

Demand for allotments is most likely to arise from islanders without access to their own private garden space; and in the most densely developed parts of the island where there is a greater concentration of more compact forms of development. Because of this, the provision of new allotments is best made where they are easily accessible in or around the island's built-up area, within a 20-minute walk or cycle; or where they are well-served by public transport. In order to encourage the most sustainable and accessible provision of allotment sites; and to ensure that their provision does not harm the character of the countryside, the development of ancillary car parking space at allotment sites will not be encouraged and only minimal provision will be permitted.

To enable greater opportunity for islanders to benefit from the use of an allotment, more favourable consideration will be given to the use of agricultural land where it is of low value to the agricultural industry, or to the temporary use of redundant land for the provision of allotments. In such cases, any application will need to demonstrate that the use of agricultural land will not affect the viability of an agricultural operation or result in the permanent loss of high value agricultural land; and, for both agricultural and redundant land, allotment use will not cause visual or environmental harm; further erode rural character through intensification of use; generate significant demand for travel by private car; and/ or require temporary or permanent structures to facilitate the use.

Poorly managed allotment sites can cause significant visual harm to the character of the countryside and, therefore, the erection of structures such as sheds, means of enclosure, and future subdivision will be closely regulated on new allotment sites. To ensure adequate ongoing management and maintenance of allotment sites, there will also be a

need to ensure that, when planning permission is given for this use, there is an appropriate management arrangement in place.

Policy CI10 – Allotments

The development of land for allotments will be supported where the proposal:

- a. is located in, or within reasonable proximity to, the built-up area;
- b. is directly accessible by adequate public transport, when it is proposed outside of the built-up area;
- c. will not have a serious adverse landscape impact; and,
- d. will not result in the permanent loss of high-value agricultural land.

To encourage a more efficient and community-driven use of land across the island, the use of redundant land which is not within reasonable proximity to the built-up area may be supported, but only when the impact of the proposed allotments will be neutral or a reduction from that of its existing use, and the development will not lead to a significant impact upon the availability of high quality commercial agricultural land.

In all cases, so as to not encourage private car use, proposals for on-site parking will only be supported at a minimal level, taking into consideration the location of the site, accessibility to public transport and visual impact.

In all cases, support for new allotments will only be given where the proper management of the site can be assured, and where there will be clear limits and conditions on future use, structures and maintenance, together with a commitment to restore the site after a specified period, or upon redundancy.