

2011 Island Plan: interim review

Examination in Public

Statement: Demolition and replacement of buildings

Policy GD2

Q3. If Policy GD2 is to be deleted, do the other Policies referred to in the Briefing Paper offer adequate safeguards against undesirable demolition?

The Minister would wish to state that there remain other policy safeguards in the Plan, not referred to in the Briefing Paper, which would provide additional safeguards against undesirable demolition including the following:

Policy SP2: Efficient use of resources

Development should make the most efficient and effective use of land, energy, water resources and buildings to help deliver a more sustainable form and pattern of sustainable development and to respond to climate change. In particular;

4. new development should secure the highest viable resource efficiency, in terms of the re-use of existing land and buildings; the density of development; the conservation of water resources and energy efficiency.

Policy GD1: General development considerations

Development proposals will not be permitted unless the following criteria are met such that the proposed development;

1. contributes towards a more sustainable form and pattern of development in the Island in accord with the Island Plan strategic Policy SP 1 'Spatial strategy'; Policy SP 2 'Efficient use of resources'; and Policy SP 3 'Sequential approach to development'; and in particular it;
 - a. will not replace a building that is capable of being repaired or refurbished ('Demolition and replacement of buildings')

Policy WM1: Waste minimisation and new development

In considering proposals for new development and in accordance with the principles of sustainable development, the Minister for Planning and Environment will encourage the minimisation of waste generated as part of construction activity