



Draft Island Plan 2022-25

Thematic webinar: general development

12 May 2021



Introduction

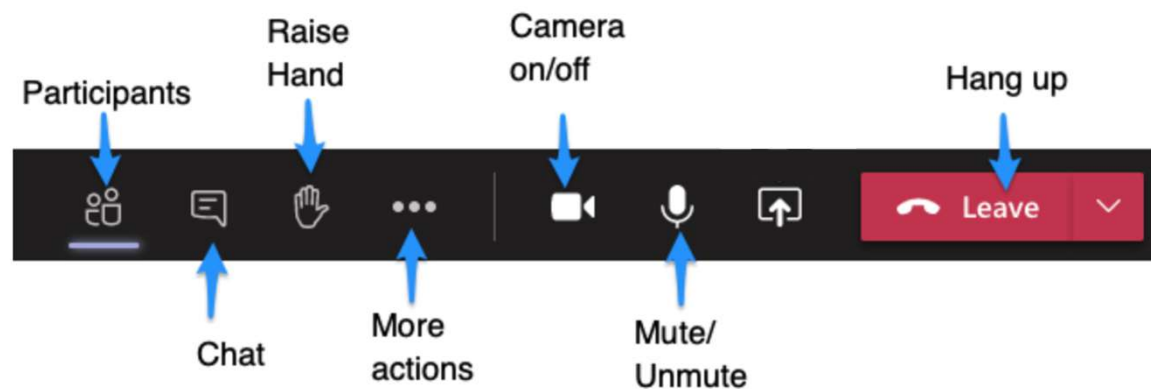


House rules



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**

**General
development [1]**
Managing impact
and processes

**General
development [2]**
Design and art

How to engage

Webinar covers...



Consultation

**Overview of the
draft plan**

**General
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and processes

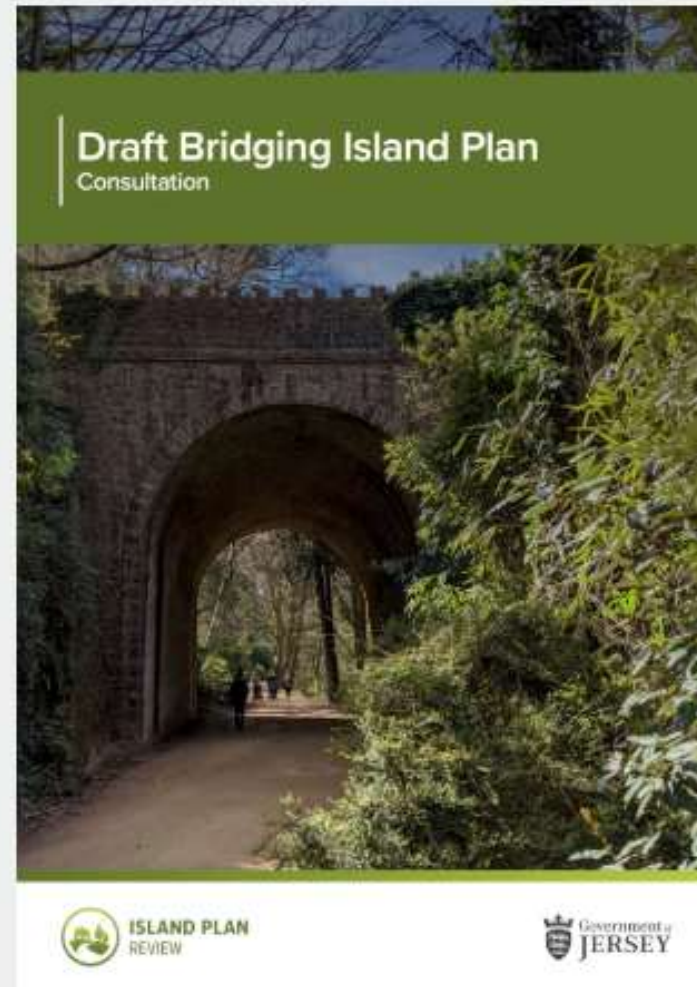
**General
development [2]**
Design and art

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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draft plan

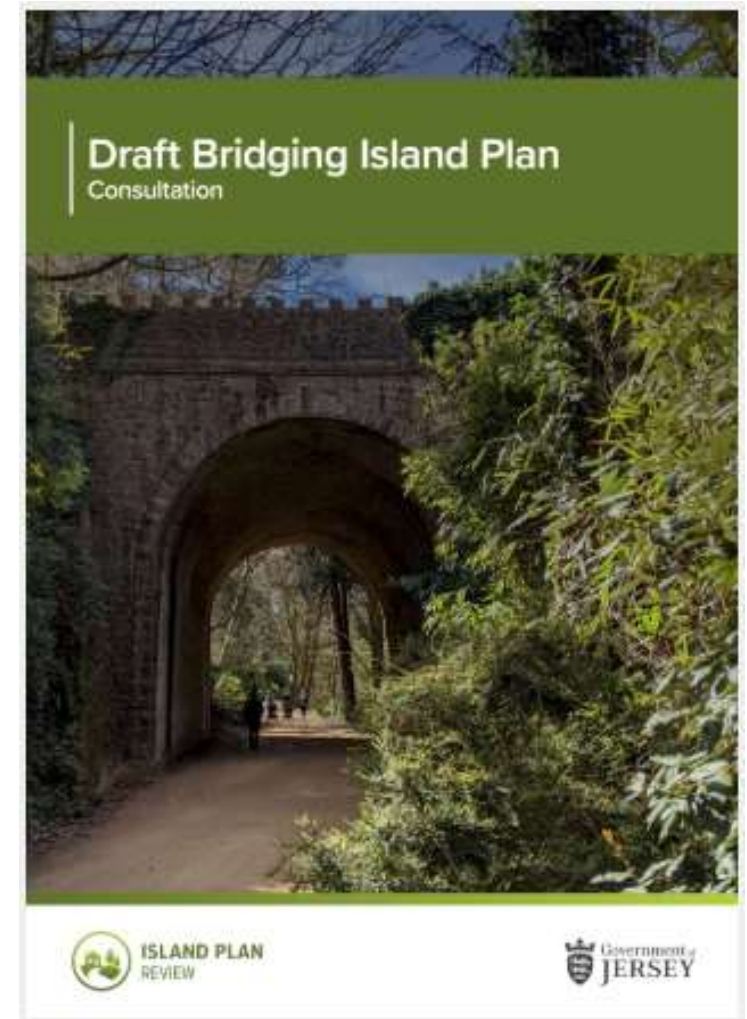
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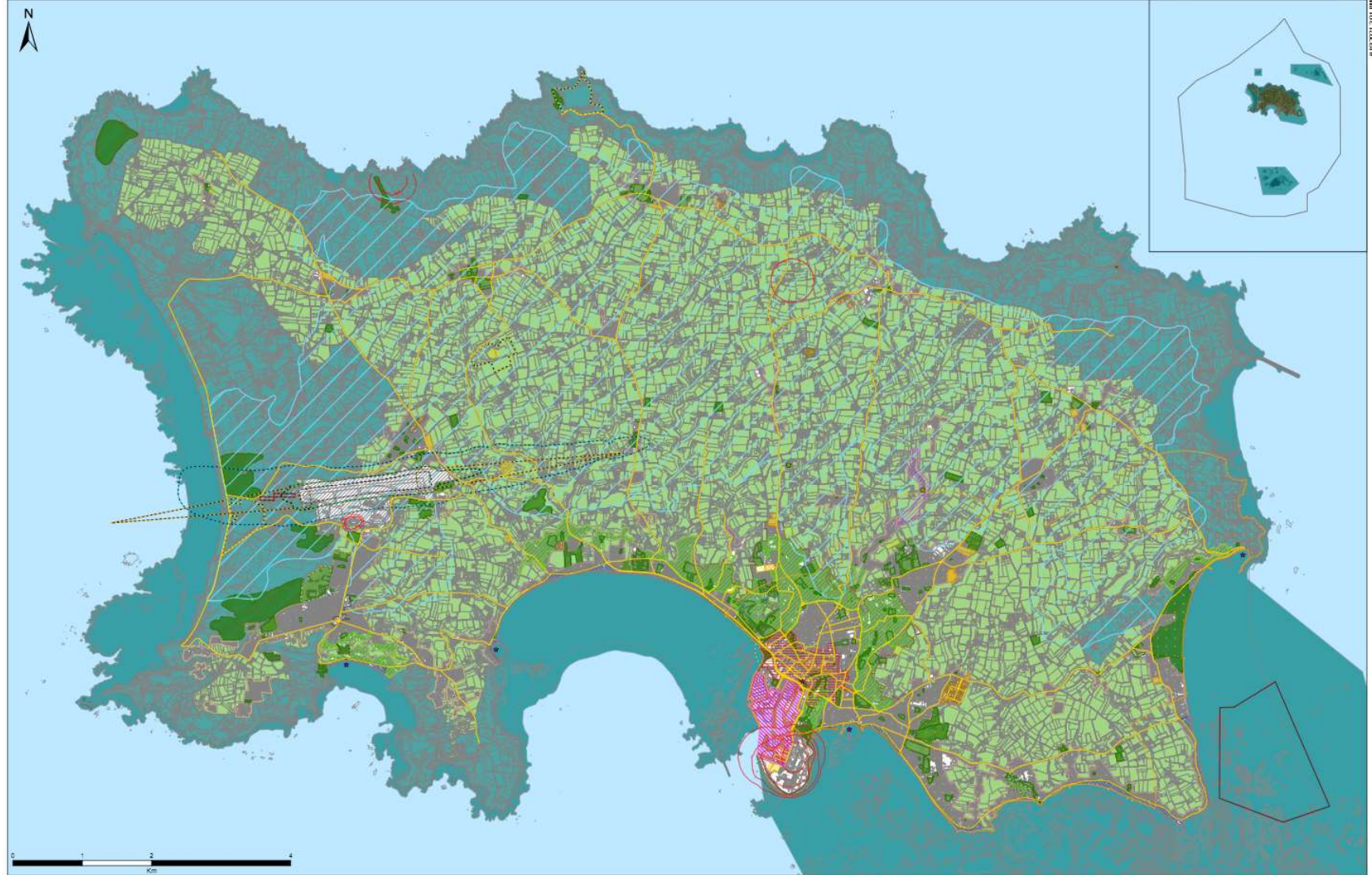
How to engage

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



AO



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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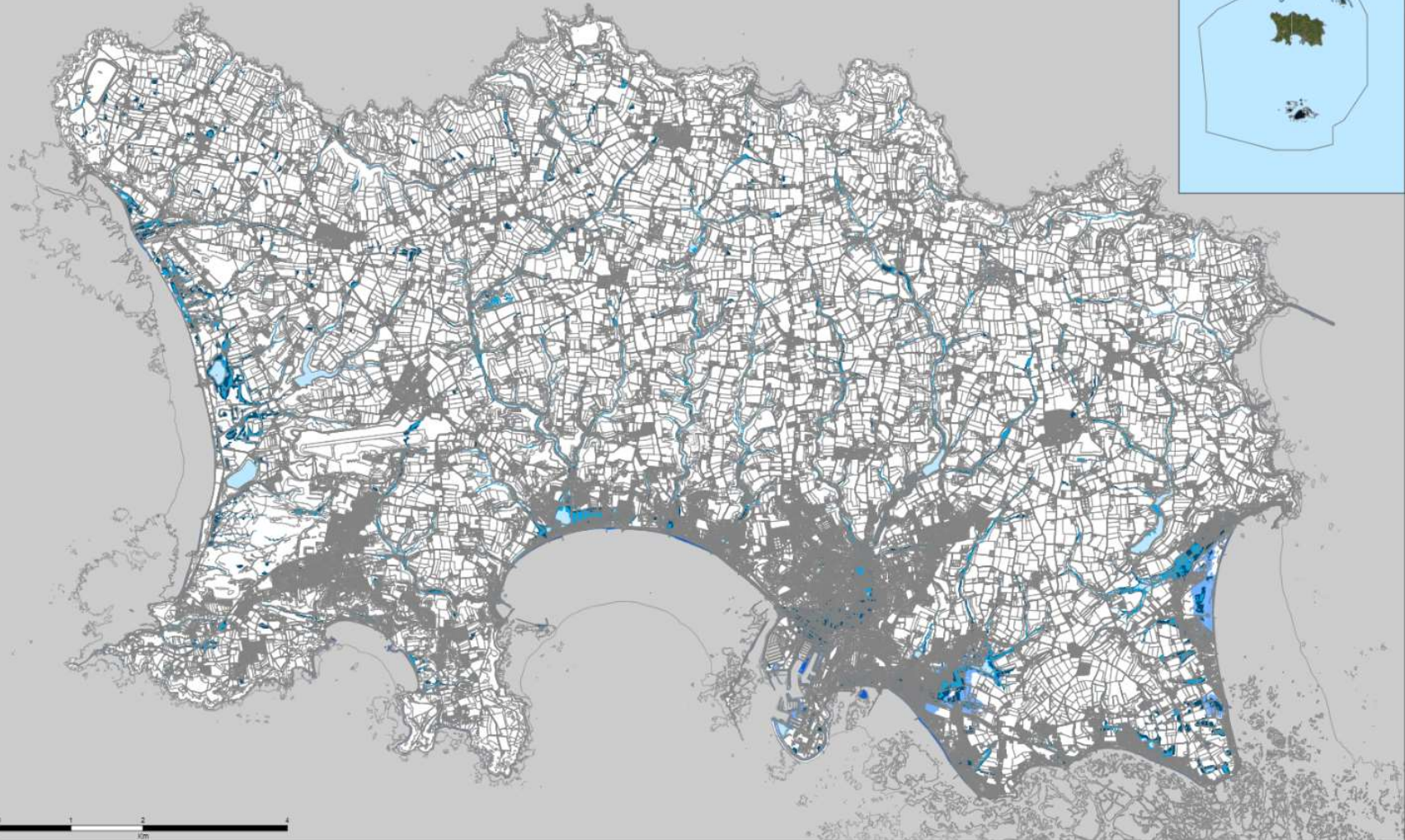
DRAFT BRIDGING ISLAND PLAN PROPOSALS MAP PART A - PLANNING ZONES

THIS MAP MUST BE READ IN CONJUNCTION WITH THE DRAFT BRIDGING ISLAND PLAN PROPOSALS MAP PART B - FLOOD RISK

ARUP

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A0



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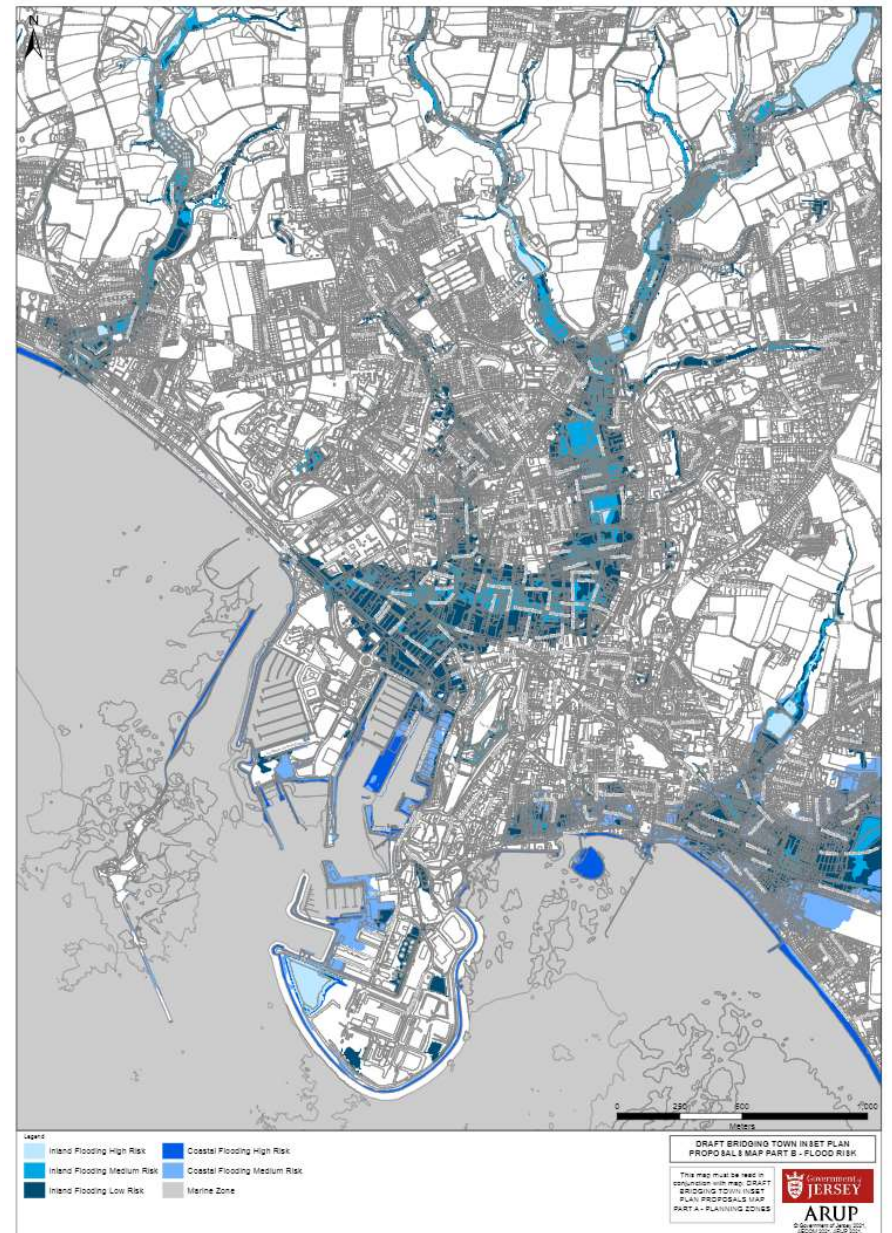
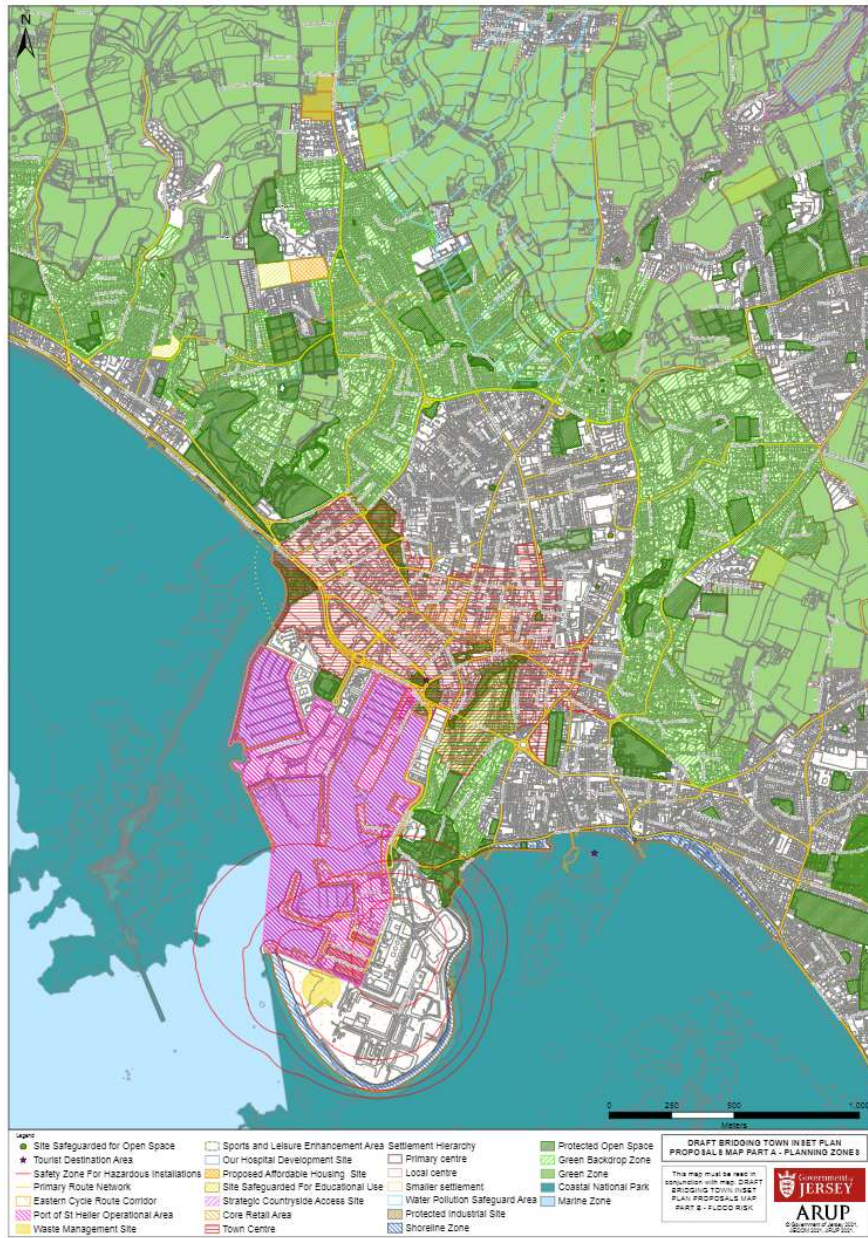
Legend

 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





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



- 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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General development



Strategic policies

**General
development [1]**
Managing impact and
processes

**General
development [2]**
Design and art

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

General development



Strategic policies

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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

General development



Strategic policies

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General Development



#	Policy	■	▲	⊗	Issues and / or nature of changes
GD1	Managing the health and wellbeing impact of new development				
GD2	Community participation in large-scale development proposals				Community participation (based on SW St Helier guidance)
GD3	Planning obligation agreements				
GD4	Enabling or linked development				Policy scope broadened
GD5	Demolition and replacement of buildings				Reflects embodied energy in existing buildings in light of climate emergency
GD6	Design quality				
GD7	Tall buildings				Retains controls, but clearer; more enabling and guiding
GD8	Green backdrop zone				Strengthened
GD9	Skyline, views and vistas				
GD10	Percent for Art				Strengthened
Proposals	Various				Range of practice notes and SPG to support development

General Development



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Policy GD1: Managing the health and wellbeing impact of new development



- Development should have regard to health, wellbeing and amenity impacts
- Should not unreasonably harm
 - amenities of neighbouring uses and occupants
 - overbearing
 - privacy
 - sunlight and daylight
 - Emissions
 - in the case of contaminated land, satisfactory investigation required
- Should have regard to any relevant guidance



Policy GD2: Community participation

- Community participation required prior to submission of a planning application:
 - residential development of ten or more homes
 - non-residential floorspace of 400 sqm or more
- Community participation statement to be submitted with an application
 - how, who, where and what
 - how feedback has been taken into account
- Proposal – Guidance for community participation

Policy GD3: Developer contributions and obligations



- Planning obligation agreements (POAs) will be entered into where:
 - necessary to make development acceptable in planning terms
 - directly related to the development; and
 - fairly and reasonably related in scale and kind, to the development
- Set out basis for use
 - use and occupation of development
 - delivery of infrastructure or services
 - restoration of land or other specific activity takes place at a specified time
- Proposal – planning obligation agreement guidance

Policy GD4: Enabling or linked development



- Associated development which is necessary to support the delivery of principal development
- Need to generate long-term island benefits
- Only supported for following types of situations
 - relocation of an existing use to deliver a new use
 - proportionate amount of development required to make a beneficial scheme viable
 - development necessary to mitigate or manage the impact of other beneficial development
 - development that is necessary to deliver critical infrastructure
- Evidence of consideration of alternatives and assessment of benefit/harm

Policy GD5: Demolition and replacement of buildings



- Re-use of existing buildings supported
 - minimises waste
 - makes best use of embodied carbon
 - reduces building obsolescence
- Demolition and replacement of buildings, or part of a building, only supported where it is demonstrated that:
 - it is not appropriate, in terms of sustainability and/or economic viability, to repair or refurbish
 - the proposed replacement represents a more sustainable use of land
 - density of development
 - overall carbon impact
 - waste generation
 - use and performance of materials

General development



Strategic policies

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Policy GD6: Design quality

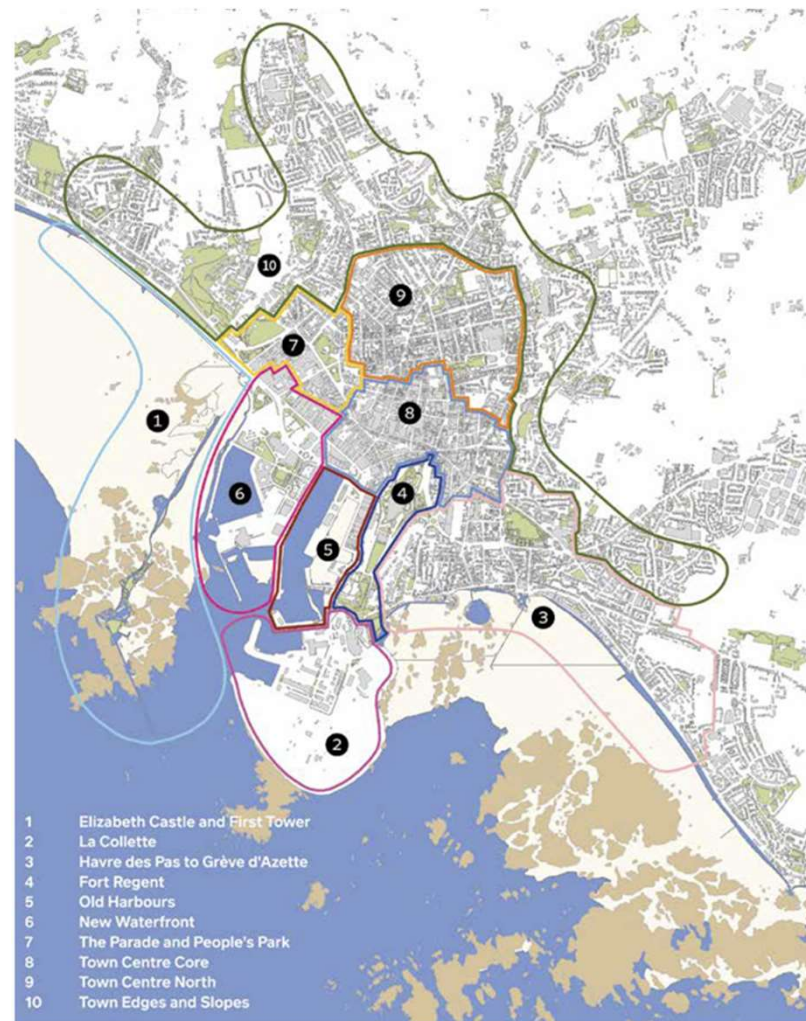
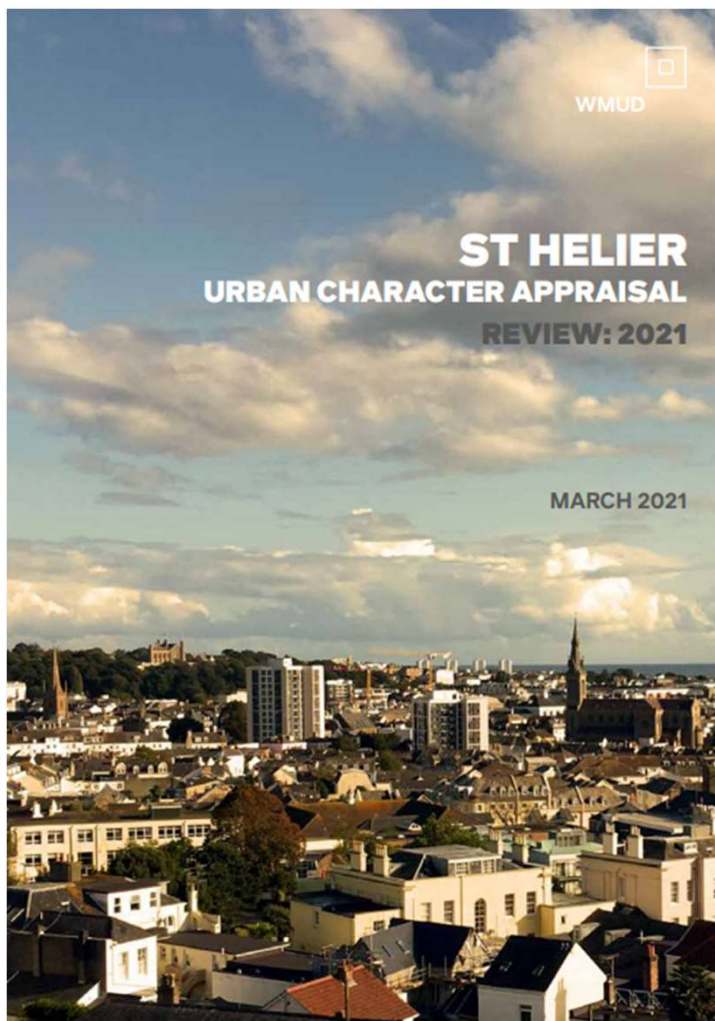
- High quality of design that protects and contributes positively to distinctiveness of built environment
- Should accord with the principles of good design
 - relationship with context – layout, scale, form and height, materials, colours, finishes
 - impact on neighbouring uses
 - integration, through access, with priority to active travel
 - design out crime
 - protect and enhance green infrastructure
 - use and operation of the development
 - sustainable use of resources
- Proposal – Design statements and statements of sustainability

Policy GD7: Tall buildings



- Definition
 - two or more storeys above prevailing contextual height
 - over 18 metres (four-six storeys)
- Proposals only supported where
 - well-located and relates well to context
 - in Town, this will be considered and assessed relative to guidance
 - impact on long **views** and local context
 - high standard of **architecture** and materials
 - positive contribution and **ground floor** and public realm
 - **environmental considerations** – wind, overshadowing, glare
 - considerations of **permeability** and movement: site and area
 - justification in **design statement**
- Development over eight storeys
 - in Town requires exceptional justification
 - not supported outside of Town

Evidence base: St Helier urban character appraisal

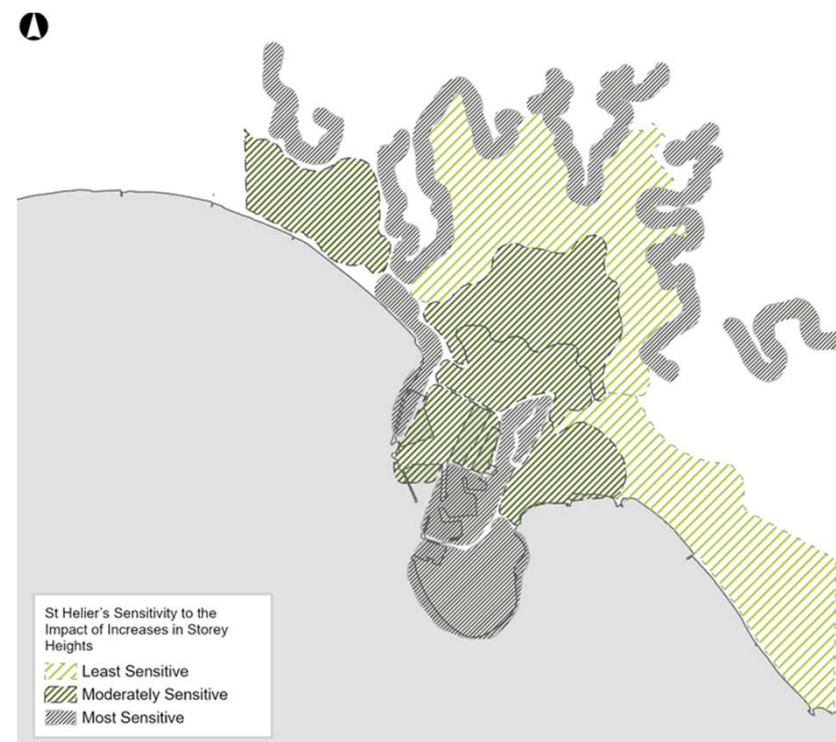


Policy GD7: Tall buildings

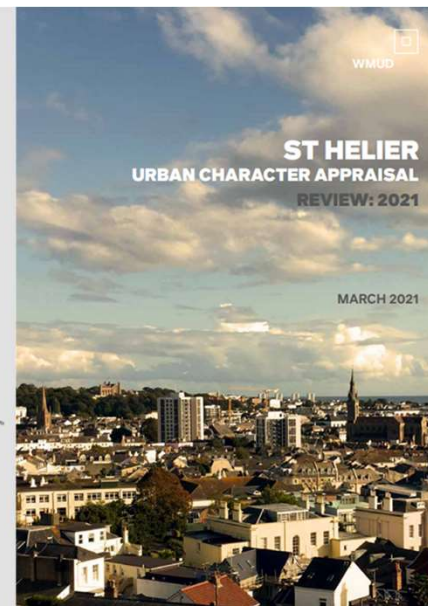


Character Area	Height guidance
CA1 Elizabeth Castle/First Tower	<ul style="list-style-type: none"> • Single storey above sea walls • Keep below building outlines as seen from shore
CA2 La Collette	<ul style="list-style-type: none"> • Single storey, allowance for incidental plant and machinery up to 2 storeys
CA3 Havre des Pas	<ul style="list-style-type: none"> • West of Howard Davis Park, between 2 to 3.5 storeys or eaves no more than 1m above or below neighbour • East of Howard Davis Park, up to 4.5 or 5 storeys where the context permits • The redevelopment of existing 15 storey buildings permitted at Le Marais
CA4 Fort Regent	<ul style="list-style-type: none"> • Between two to four storeys on the west flank • Up to three storeys on the east flank • Silhouette not to project above line of natural landform or the historic fort structure when seen from harbour
CA5 Old Harbours	<ul style="list-style-type: none"> • Up to three storeys • The redevelopment of existing 6 storey buildings permitted on the west side of the marina
CA6 New Waterfront	<ul style="list-style-type: none"> • Up to 8 storeys
CA7 The Parade/People's Park	<ul style="list-style-type: none"> • Up to 3.5 storeys
CA8 Town Centre Core	<ul style="list-style-type: none"> • Up to 4.5 storeys (unless specified in a separate design brief)
CA9 Town Centre North	<ul style="list-style-type: none"> • Up to 4.5 storeys (unless specified in a separate design brief) • Up to 5 storeys as accents, at corners or other landmark locations
CA10 Town edges/slopes	<ul style="list-style-type: none"> • Up to 6 storeys (unless specified in a separate design brief) • Building heights not permitted to be taller than 15m or 3 storeys on the ridgeline

Table GD1: Building height guidance for Town (St Helier Urban Character Appraisal)



Policy GD8: Green backdrop zone



Policy GD8: Green backdrop zone



- Policy direction
 - protect undeveloped land
 - ensure any new development is appropriate to its setting, including impact on views and vistas
- Proposals for new detached buildings **only supported** where
 - it does not result in loss of green infrastructure; or
 - adversely affects landscape character
- Proposals for extension or replacement of buildings **only supported** where
 - it does not involve the loss of an undeveloped site;
 - does not unacceptably increase visual prominence
 - avoids the skyline and steepest slopes
 - appropriate in scale, design, materials
 - retains existing green infrastructure and includes provision of new
 - does not erode gaps between built-up areas

Policy GD9: Skyline, views and vistas

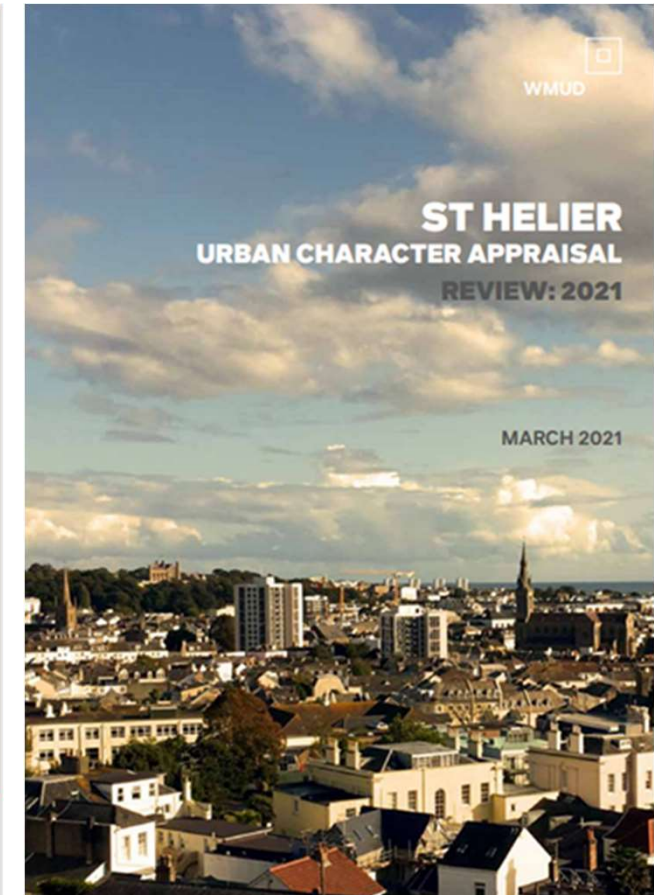
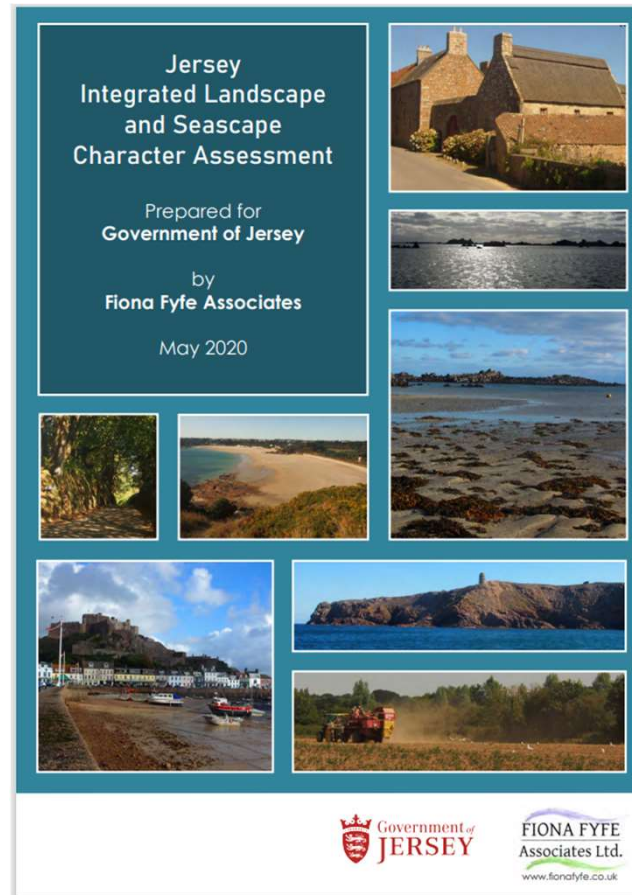


- Proposals must protect or enhance:
 - skyline
 - strategic views
 - important vistas
 - setting of listed buildings and places
 - key landmarks
 - public interest test, in the case of harm
- New development can impact:
 - by obscuring, in part or in whole, an important view or vista;
 - by detracting from the quality of a landscape, seascape or townscape setting; or the setting of a landmark building, structure or landscape feature that comprises all or part of an important skyline, vista or view.

Policy GD9: Skyline, views and vistas



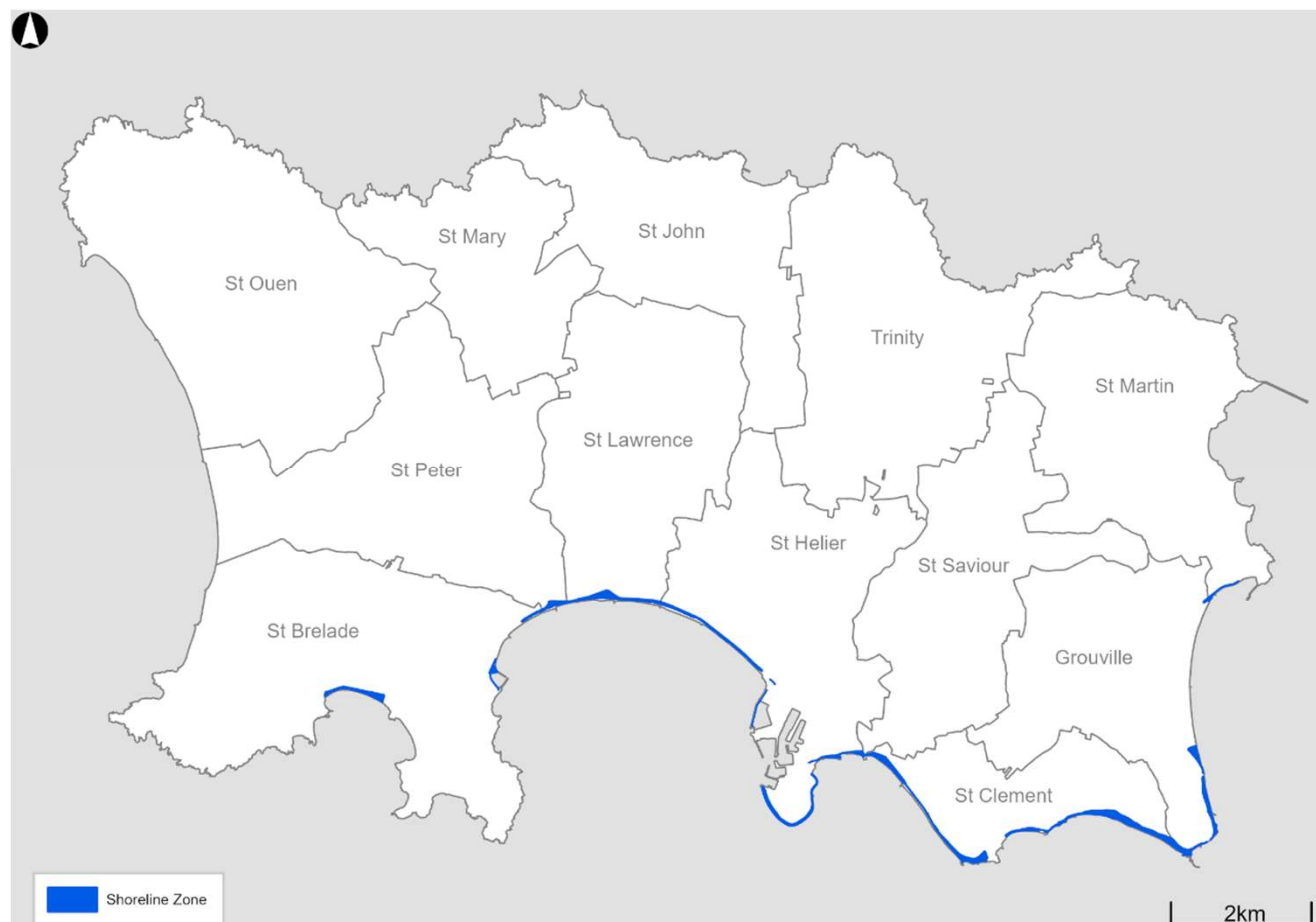
- pre-ambles identifies perspectives of importance
- informed by
 - Jersey integrated landscape and seascape character assessment
 - St Helier urban character appraisal



Policy GD9: Skyline, views and vistas



- within the Shoreline zone
- new buildings, infrastructure, structures or extensions only supported where they do not:
 - obstruct significant views
 - result in loss of open space which provide views to the shoreline and sea



Policy GD10: Percent for art



- Contribution to public art required:
 - residential development of five or more homes
 - non-residential floorspace of 200 sqm or more
 - public art will be encouraged in smaller developments
 - approximately 1% of construction costs
- Public art contributions should be
 - appropriate to context
 - enhance the quality of the place
 - contribute to local distinctiveness and identity
- Proposal – Percent for art supplementary planning guidance

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](#)