

7 Social, Community and Open Space

7 Social, Community and Open Space

SCO: Introduction

7.1 The quality of our local schools, access to essential health-care services, the identity and vibrancy of the local community, the quality of a neighbourhood's open spaces and access to sports and recreation facilities contribute to a range of social, environment and health benefits, as well as making areas more attractive to live. Comprehensive planning policies for community facilities, including open spaces are, therefore, fundamental to social inclusion, community cohesion, health and well-being.

7.2 In a mature society, community facilities such as schools, hospitals and community buildings are normally well established, with the main requirement being for the extension or renewal of facilities, as the need arises. Occasionally, as a result of the changes to social policy or the emergence of new community initiatives, new requirements do emerge and the Island Plan must be able to respond to changing community needs over the Plan period.

7.3 Open spaces can encourage biodiversity, promote healthy lifestyles, provide economic benefits and help combat the effects of climate change ⁽¹⁾. The quality and accessibility of Jersey's open spaces for recreation, sport and amenity value is fundamental to making the Island a distinctive place where people are able to enjoy a high quality of life. The Island Plan seeks to provide a policy framework that protects existing provision whilst also seeking to address deficiencies in the quality and extent of provision.

Policy context

7.4 The States [Strategic Plan 2009-2014](#) sets out some key objectives related to:

- enhancing and improving health-care provision and promoting a healthy lifestyle,
- maintaining high quality education and skills,
- protecting and enhancing our natural and built environment, and
- protecting and enhancing our unique culture and identity

7.5 All of these provide a strong strategic framework for the protection, maintenance and enhancement of the Island's community facilities, be they buildings or open spaces, that support our well-being and quality of life. In essence, the provision and quality of community facilities can have a considerable bearing on the quality of our neighbourhood, which should be somewhere we want to be and are happy to belong to.

1 see [CABE Space](#)

7.6 The urban focus of the Island Plan and the concentration of the Island's development needs in the Built-up Area over the Plan period, as set out in Policy SP 1 'Spatial strategy', provides even greater emphasis to ensure that access to good quality community facilities and open space, in particular, is a critical planning consideration. This is recognised in the strategic policies and objectives which have been set for the Island Plan and the Built Environment⁽²⁾, where there is a requirement to ensure that the Plan can contribute to the delivery of a high quality public realm.

SCO: Objectives and indicators

Objective SCO 1

Social, community and open space objective

1. To protect, provide and enhance community facilities and open space that meets the community's needs

Indicators SCO 1

Social, community and open space indicators

1. Number of new community facilities provided;
2. Area of new open space;
3. Area of open space lost to development;
4. Extent to which deficiencies identified by the Open Space Strategy (see Proposal 22 'Open Space Strategy') are made good.

SCO: Policies and proposals

Education facilities

7.7 Jersey's schools and colleges are an essential element of the Island's social and economic infrastructure. They provide a service not only to the Island's young people, but also to the wider community and the local parish. Accordingly,

² see Policy SP 7 'Better by design'; Objective BE 1 'Built environment objectives'; Objective BE 2 'Regeneration of St. Helier objectives'; and Proposal 10 'Public Realm Strategy'

educational facilities need to be close to the communities they serve and the Island Plan needs to ensure that land is available to meet the spatial requirements of both new and existing educational facilities, in relation to both buildings and open spaces. It is therefore important to make provision for the necessary spatial requirements of schools and colleges which, in Jersey, are currently assessed against the UK Department for Education (DfE) standards; and to safeguard these sites and their facilities from other forms of development.

Nurseries

7.8 There is considered to be good evidence that supports the developmental and educational advantages for children of early years education⁽³⁾. Nursery or early years education aims to nurture children's natural drive to explore and engage with the world: it considers their whole range of experience, including emotions, language development, physical development, making friends and learning to look after themselves where the emphasis is on building children's confidence, independence and communication skills

7.9 On this basis, the Minister for Education, Sport and Culture seeks to provide some free access to early years education for pre-school children. Despite an earlier States initiative, which began in the mid-1980s, comprehensive nursery school provision at each of the Island's States-owned primary schools has not been achieved and the objective of providing early years education is now to be delivered in partnership with private providers through the [Jersey Early Years and Childcare Partnership](#)⁽⁴⁾

7.10 To help meet this objective, the Minister for Planning and Environment will support the provision and safeguarding of new and existing nursery school provision. The development of new early years establishments will need to meet the standards for such provision administered by the [Jersey Child Care Trust](#), as well as satisfying general planning considerations as set out in Policy GD 1 'General development considerations'.

Primary schools

7.11 Jersey has twenty-three non-fee-paying primary schools with a capacity to accommodate approximately 5,650 pupils. In addition there are two fee-paying States' primary schools (Victoria College Preparatory School and Jersey College for Girls Preparatory School) and seven private primary schools. In the 2002 Island Plan 'hotspots' of over-demand were identified and have now been addressed through

3 [Early Years Report](#) S.R.5/2008 29/04/2008

4 Jersey Early Years and Childcare Partnership is made up of primary school nursery classes and registered day nurseries and pre-schools from the private and voluntary sector. Members of the partnership will work with the States of Jersey to provide high quality nursery education to pre-school children at an agreed cost.

the redevelopment and extension of those primary schools affected. Currently, there is a good match between the number of places available in primary schools and levels of future demand.

7.12 The demographics of the Island suggest that a reduction in primary school pupil numbers is likely over the Plan period, spread fairly evenly across the primary sector. It is not envisaged, however, that this would result in the requirement for any primary school closure and is likely to be managed, where necessary, by a reduction in the scale of two-form entry schools.

7.13 St Martin's Primary School, however, is an exception, where the roll is predicted to remain at 175 primary school pupils with 30 nursery places. Unfortunately the existing school and nursery is well below the minimum space standards with no further capacity on the site to extend the facilities. To address this deficiency, provision for a new primary school and nursery unit is currently included in the States capital programme, and the existing football pitch, field 327A, has been identified as being an appropriate location and of sufficient size to provide for both the new school buildings and a junior football pitch.

7.14 Planning guidance will be provided in the form of a planning brief to determine the location of the new building, its design, form, energy efficiency, colour, materials, access and landscaping.

7.15 Any requirement for additional playing field space will be addressed as part of any new Village Plan proposals.

7.16 The day-to-day running of the existing school will be unaffected during the construction period and remain fully operational. This will provide for an easy transition on completion, when the old school building will revert back to the Parish for community use.

Secondary schools

7.17 There are four non-fee-paying 11-16 secondary schools in Jersey (Les Quennevais, Le Rocquier, Haute Vallée and Grainville) with a combined capacity of approximately 3,150 pupils. In addition to the non-fee-paying secondary schools, there are two fee-paying 11-18 States' secondary schools (Victoria College and Jersey College for Girls); one non-fee-paying 14-18 secondary school (Hautlieu School); and two private 11-18 secondary schools (de la Salle College and Beaulieu Convent).

7.18 As for the primary school sector, Island demographics indicate a falling trend in the secondary school roll over the Plan period: the number of children entering secondary school peaked in 2003 and has now levelled out. Accordingly, it is not anticipated that new secondary school provision will be required during the next ten years.

7.19 There are some local capacity issues related, in particular, to the west of the Island and Les Quennevais School. However, this can be addressed through management of the catchment area.

7.20 Within existing secondary school provision in Jersey, there is a known deficiency in the extent of playing field provision available to Haute Vallée School: this is also evidenced by the [Outdoor Open Space, Sport and Recreation Study](#)⁽⁵⁾. To address this deficiency, it is proposed that the western half of Field 1219, immediately to the south of the school and the existing playing field, is safeguarded for this purpose.

Tertiary education

7.21 Highlands College is the further, higher and adult education college of the States of Jersey and operates from a main campus in St Saviour with an adult education annexe at the Philip Maurant Centre in Trinity. Classes are also held at 25 other centres in the community, including The Bridge and the Welcome Centre at St Thomas' Church.

7.22 Highlands is a Partner College of the University of Plymouth and has other university partnerships with Southampton, London South Bank and the Open University. Over 6,000 people study at the College annually, mainly on a part-time basis, and in September 2008 over 800 full-time students were recruited.

7.23 Since D'Hautrée School, which is adjacent to the Highlands campus, was closed in 1998, the vacated buildings have been partially re-allocated to provide: a special school for children with emotional and behavioural difficulties and an expansion of Highlands College. Currently the College's exam centre is based in the permanent buildings on site and other parts of the site house temporary classroom accommodation, being used to accommodate students, and required to support the new training and educational initiatives introduced as part of the 2009 fiscal stimulus package. Additional space may be required to support the existing higher education facility at Highlands as the Education, Sport and Culture (ESC) Department seeks to improve the vocational training provision in the years ahead. The D'Hautrée site may be well-placed to meet this potential requirement and it is considered appropriate that it continue to be safeguarded for its current temporary educational use pending a review of longer-term ESC property requirements. In the event that it is deemed surplus to educational requirements, the potential for the site to be used, in whole or in part, to provide affordable homes, is identified in Policy H 1 'Category A housing sites'.

7.24 Any development of educational facilities will, in particular, need to accord with the strategic policies of the Plan and also Policy GD 1 'General development considerations'.

5 see section 6.8

Policy SCO 1

Educational facilities

The redevelopment of public or private educational sites and facilities for alternative uses will not be permitted except in exceptional circumstances and only where it can be demonstrated that the premises are surplus to public and private educational requirements and the wider community need.

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

1. within the grounds of existing education facilities, or
2. on a safeguarded site, or
3. within the Built-up Area.

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

1. Field 327A, St. Martin,
2. western half of Field 1219, Mont a L'Abbe, St Helier,
3. the former D'Hautrée School site,
4. part of Field 263A, Grouville,
5. part of Field 782, St. Ouen,
6. part of Field 1533, St. Helier, and;
7. western part (up to 2,500 sqm) of Field 525, St John

Healthcare facilities

7.25 People's health is critical to their quality of life. Increased life expectancy and emergent lifestyle-related health threats, such as that of increasing obesity, have highlighted the unsustainability of a health care system based predominantly on cure and increased cost. It is recognised that a major shift in health and social care policy is needed and the States of Jersey is working towards this, as set out in the States Strategic Plan⁽⁶⁾ and the Health and Social Service Department's strategy *New Directions - A Plan for Health and Wellbeing in the 21st Century*⁽⁷⁾. Health and social care services are at a "crossroads". A 'blueprint' is needed to identify the best, and most effective, way to deliver the most essential services

⁶ see objective 11. [States Strategic Plan 2009-2014](#)

⁷ see Health and Social Services Business Plan 2009

in a sustainable manner into the future. The development of a strategic vision for the provision of health and social care in Jersey in the decade ahead is urgently required and will emerge during the Plan period.

7.26 It is recognised that there is a need to put the emphasis on prevention rather than cure and to make the healthy choice the easy choice, based on three overriding policy aims:

- to promote high levels of health and wellbeing across the Island by ensuring that a healthy environment, healthy lifestyles and a high level of education prevail.
- to manage chronic diseases - diabetes, depression, chronic heart failure, respiratory diseases and others - to ensure that the most efficient (in cost terms) and effective (in clinical terms) range of services is provided to patients. This will include a more effective partnership between general practice-led primary care and the secondary care sector.
- to ensure that older people enjoy long and high quality lives, living in their own homes so that they can enjoy the maximum level of independence.

7.27 A range of supporting and subordinate strategies are required to support these fundamental policy aims and these will be supported by the Minister for Planning and Environment where they have land use planning implications, as and when they emerge during the Plan period.

Primary healthcare facilities

7.28 Primary healthcare facilities are represented by general practitioner surgeries, pharmacists, dentists and other important community practitioners.

7.29 Existing primary healthcare providers have served the community well but, if their contributions are to be optimised in a new structure for health care provision in Jersey, there may need to be greater integration between them and also with secondary care, medical and social care services. This may generate a need for new, more-flexible premises and facilities over the Plan period which should be well-related to the populations that they are designed to serve and be within the Built-up Area, which would accord with Policy SP 1 'Spatial strategy'.

Secondary healthcare facilities

7.30 Secondary healthcare facilities are presently represented by the Island's hospitals, daycare centres and clinics including the General Hospital; St Saviour's Hospital; Overdale Hospital; day centres at the Hollies, Gorey; the Poplars (Overdale); Sandybrook, St Lawrence; and the Willows, St Helier; residential and residential nursing homes at the Limes and Sandybrook; together with those sites providing clinic and ancillary healthcare services, including Social Services at Maison Le Pape, St Helier; Public Health Department at Le Bas Centre, St Helier; Health

Promotion and The Alcohol & Drugs Service, Gloucester Lodge, St. Saviour; Child and Adolescent Mental Health Services (CAMHS), Royde House, St. Helier; and the Ambulance Station at Rouge Bouillon as well as the Crematorium.

7.31 The 2002 Island Plan referred to Health and Social Services' twenty-year development plan which identified the short, medium and long-term options for health provision in the Island. The short-term (five year) proposals for the General Hospital included the provision of a new community dental service and expansion of the existing day surgery which have now been completed. Over the longer-term the plan proposes further improvements to the General Hospital site with possible expansion to provide space for existing and new services for the long-term delivery of acute care: the feasibility of the General Hospital site being able to satisfy this objective is likely to be the subject of a review during the Plan period.

7.32 Overdale Hospital and the associated services on this site remains a key strategic healthcare facility, with greater potential to meet clinical healthcare needs, and it will continue to be safeguarded for the provision of healthcare services.

7.33 At St Saviour's Hospital, the Health and Social Services Department's 20 year property plan identified proposals for Clinique Pinel and Rosewood House, in the medium-term. Subject to a strategic review of the healthcare property requirements and estate, there is the potential for land and buildings at St Saviour's Hospital to become surplus to healthcare requirements over the Plan period: Queen's House already has planning permission for alternative uses. The site will, however, remain safeguarded for healthcare purposes until it can be demonstrated that it is no longer required.

7.34 Any development of healthcare facilities will, in particular, need to accord with the strategic policies of the Plan and also Policy GD 1 'General development considerations'. Proposals affecting protected buildings will need to be considered within the context of Policy HE 1 'Protecting Listed buildings and places'.

Policy SCO 2

Healthcare facilities

Proposals for the development of new or additional primary and secondary healthcare facilities or for the extension and/or alteration of existing healthcare premises will be permitted provided that the proposal is:

1. within the grounds of existing healthcare facilities, or
2. within the Built-up Area.
3. in exceptional circumstances, the provision of other specialist healthcare facilities is supported by the Health and Social Services Department, where it can be demonstrated that no other suitable site within the grounds of

existing healthcare facilities or the Built-up Area can be identified and where the rezoning of land for this purpose is approved by the States as a draft revision of the Island Plan.

The alternative development of healthcare facilities will only be permitted where it can be demonstrated that they are no longer required for healthcare purposes

Community facilities

7.35 Community facilities have a very important role in meeting local needs. 'Community facility' is an umbrella term relating to those buildings which, in most cases, provide an open and flexible space that can be used for a variety of functions and which might be met by parish halls, schools, churches and church halls, youth centres and sports halls. Such community facilities play a vital part in the day-to-day life of a community and which serve to meet a local need whilst also providing local identity and a place for the the local community to meet. There are many examples of thriving community facilities in Jersey, not least, the Island's parish halls.

7.36 Sustaining the essential local facilities is vital to maintaining a vibrant community, as once lost to an alternative development it is very difficult for them to be replaced. Unless existing community facilities have clearly ceased to meet the need of the local community, it makes sense to retain them rather than build new and to maximise their use, in accord with the strategic principles of the Plan (see Policy SP 2 'Efficient use of resources'). Any alternative development of community facilities will, therefore, only be considered where it can be demonstrated that the premises are no longer required for that purpose .

7.37 Community needs can change and the Minister for Planning and Environment will support the provision of new community facilities where it can demonstrated that there is a clear and justifiable need and where there has been local engagement and support. The development of major new community facilities should be considered and developed within the context of Proposal 15 'Village Plans' or Proposal 14 'Local Development Plans'.

7.38 To ensure and enable the development of community facilities which would benefit from a harbour-side location, to include the development of a new headquarters facility for the Jersey Sea Cadets, it is considered appropriate to safeguard some land at St. Helier harbour specifically for this purpose.

7.39 Any development of community facilities will, in particular, need to accord with the strategic polices of the Plan and also Policy GD 1 'General development considerations'.

Policy SCO 3

Community facilities

Proposals for the development of new or additional community facilities or for the extension and/or alteration of existing community premises will be permitted provided that the proposal is,

1. within the grounds of existing community facilities, or
2. within the Built-up Area;

To address deficiencies in the provision of community facilities, the following site is safeguarded for the development of community facilities, to include development of a building suitable to accommodate the headquarters facility for the Jersey Sea Cadets -

- Les Galots site, Old South Pier, St. Helier

The alternative development of community facilities will only be permitted where it can be demonstrated that they are no longer required to meet the needs of the local community.

There will be a presumption against the alternative development of community facilities that do not lie in the Built-up Area.

Open space

Planning for open space

7.40 Jersey has an array of open spaces ranging from formal sporting facilities, natural green space, beaches and parks which serve the whole Island; to informal spaces, both hard and soft, that form parts of the Island's built environment and which are more important on a neighbourhood level.

7.41 In reviewing the Island Plan, it was considered important to better understand the availability of open space in Jersey and to attempt to assess whether those facilities available to Islanders meet their needs in terms of accessibility and quality in order to inform the protection and enhancement of existing open spaces and the provision of new open space. JPC Strategic Planning & Leisure Consultants were commissioned to undertake this work as part of the Island Plan preparation and their report, [Outdoor Open Space, Sport and Recreation Study \(July, 2008\)](#) has informed the development of the following sections.

Provision of open space

7.42 To understand what open space there is in Jersey, there is a need to define what is meant by the term 'open space' and then to assess the extent of provision. Using best practice from the UK⁽⁸⁾, a Jersey 'open space typology' has been developed⁽⁹⁾ on the basis of the following.

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	All 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 7.1 Typologies of open space in Jersey

8 outlined in [Planning Policy Guidance 17: Planning for Open Space, Sport and Recreation](#) and with reference to [Open space strategies: best practice guidance](#)

9 section 5.0 [Outdoor Open Space, Sport and Recreation Study \(July, 2008\)](#)

7.43 The existing or potential recreation utility of a site is a function of its size, location, shape, topography and internal site features: even very small sites are potentially large enough to accommodate meaningful recreation activity. For the [Outdoor Open Space, Sport and Recreation Study \(July, 2008\)](#), all sites larger than 1 vergée (0.17 ha) have been assessed and included. Whilst many of these sites are small, they are still sufficiently large to accommodate, for example, an equipped play area, tennis court, or 'pocket park' and to have some value and utility as open space.

7.44 The location of a space will also have a profound impact on its recreation utility for reasons, for example, of safety, accessibility, security, and nuisance. In short there can be no hard and fast rules for determining the recreation utility of a site for the community. This has meant that judgements have been made on a site by site basis as to what should be included and excluded for these purposes: full details of all of the sites identified and included in the assessment are contained within the study report⁽¹⁰⁾ and associated maps.

Type of open space	Provision (vergée/ha)
Parks	196 / 35
Outdoor sports facility	403 / 72
Amenity greenspace	129 / 23
Play space	16 / 3
Natural greenspace	5,205 / 936
Cemeteries and churchyards	117 / 21
Civic space	6 / 1
Beaches	5,536 / 996
Total⁽¹²⁾	11,609 / 2087

Table 7.2 Overall provision of open space in Jersey ⁽¹¹⁾

7.45 The audit of open space, sport and recreational facilities in the Island has found that there is a wide range of open space that provides varied opportunities for recreation. Provision is dominated by areas of natural greenspace and beaches, as well as the network of green lanes that provide considerable access to 'the countryside'. The Island also has more formal provision in the form of sports grounds, play areas and parks.

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

12 Linear open space, allotments and school grounds not included

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

7.46 Provision varies widely across the Island, with differences in provision in the predominantly urban parishes compared to the rural parishes. However, as the Island is relatively small and easily accessible, the provision of facilities needs to be considered on both a local level and at an Island-wide level.

Demand and need for open space

7.47 For the assessment of the extent of provision of open space to be meaningful and useful to planning policy, it needs to be related to an assessment of the demand and need for open space in Jersey. The [Outdoor Open Space, Sport and Recreation Study](#) has used open space assessment information, together with findings from a policy and stakeholder review, and information from community consultation, to inform the development of potential standards for open space, sport and recreation provision in Jersey in order to develop an understanding of 'need'; and to assess how the current level of provision performs in meeting this need and future demand⁽¹³⁾. It proposes the development of standards for five of the open space typologies - parks, play space, outdoor sports facilities, amenity greenspace, and natural greenspace - based on the components of quantity, quality and accessibility, as follows:

Typology	Quantity standard (vergée/1,000 popn)	Access standard (metres)
Parks	2.80	500
Play space	0.55	500
Outdoor sports facility	4.44	3,000
Amenity greenspace	1.40	500
Natural greenspace	5.50	500

Table 7.3 Summary of potential quantity and access standards for open space

7.48 Using these potential standards, an assessment of supply and demand has been made, in the [Outdoor Open Space, Sport and Recreation Study](#)⁽¹⁴⁾. There are some particular characteristics applicable to Jersey that need to be taken into account in any consideration of the outcome of this work, including:

- the Island has large areas of natural greenspace and beaches which provide huge opportunity for informal recreation;

13 see section 6.0 [Outdoor Open Space, Sport and Recreation Study \(July, 2008\)](#)

14 see section 6 of [Outdoor Open Space, Sport and Recreation Study](#). Assessment is based on earlier population estimate of 89,300.

- participation rates in outdoor sport are higher than the UK and people do and will travel throughout the Island to use facilities;
- the provision of more formal facilities such as parks, play areas and amenity space have more significance in urban areas, as many of the rural areas benefit from access to natural greenspace and beaches.

7.49 Having regard to the above, the main observations from the study are:

- there is an abundance of natural greenspace and adequate amenity greenspace provision, however, the quantity of and accessibility to open spaces of these types is more challenging in urban areas;
- the current provision of outdoor sports facilities for the Island as a whole is sufficient, with some issues of local access, particularly in urban areas;
- there is an under-supply of parks in the Island, however, their provision needs to be taken in context with provision of other types of open space, particularly in rural areas. In urban areas under-supply of parks may have more significance, particularly if future development needs are to be predominantly met in the urban areas;
- there is an under-supply of play space across the Island.

7.50 Further work is required to review the findings of the study, in particular to assess the robustness and applicability of the proposed standards to the existing and future population projections for the Plan period. Whilst the study has usefully identified and assessed the extent of provision at an Island-wide and parish level, of greater relevance is the adequacy and accessibility of facilities to local neighbourhoods, and further work is required to review the assessment and to develop, in consultation with other stakeholders, how provision might be made or enhanced where deficiencies in quantity, quality or accessibility are identified.

7.51 As identified in the report, this might also include the use of planning obligation agreements to secure developer contributions, possibly on a tariff basis, for the provision, maintenance and enhancement of open space: the use of such planning obligation agreements is already provided for in Policy GD 4 'Planning obligations'.

7.52 The Minister will seek to undertake this further work through the development of an Open Space Strategy, in the form of supplementary planning guidance, during the Plan period. This work also has the potential to complement the proposals to develop a [public realm strategy](#) for St Helier.

Proposal 22

Open Space Strategy

To ensure the adequate provision, accessibility and quality of open spaces throughout the Island and in local neighbourhoods, the Minister for Planning and Environment will, in consultation with relevant stakeholders and through engagement with the local community, develop and adopt an Open Space Strategy which will:

- identify open space provision throughout the Island and define its quality and accessibility,
- develop Jersey standards for the provision, quality and accessibility of open space, which include considerations of safety, convenience and ease of access, with particular regard given to the mobility-impaired and the elderly when living communally;
- assess the need for the provision and/or enhancement of open space,
- work with stakeholders to develop proposals and policies to deliver new or enhanced provision, including the potential introduction and use of new planning policies to realise objectives.
- include a review of the ability of States-owned and privately-owned land to contribute towards the need for, and quality of, open space provision, particularly in St. Helier and other parts of the Built-up Area.

Protection of open space

7.53 On the basis of the assessment of the availability and potential need for open space in Jersey, as set out in the [Outdoor Open Space, Sport and Recreation Study \(July, 2008\)](#), it is important that the existing level of provision, across all types of open space identified as set out in Table 7.1 'Typologies of open space in Jersey', is protected from inappropriate development and loss.

7.54 The protection of open space is particularly important in the Built-up Area where competing development pressures are greatest. Indeed, its retention and enhancement is now all the more important in support of the regeneration of the Island's urban environment and the desire to promote urban living. Within the context of the Built-up Area, open space - particularly that identified as visually important open space - may have no public access or recreational utility, but may perform an important visual and environmental function.

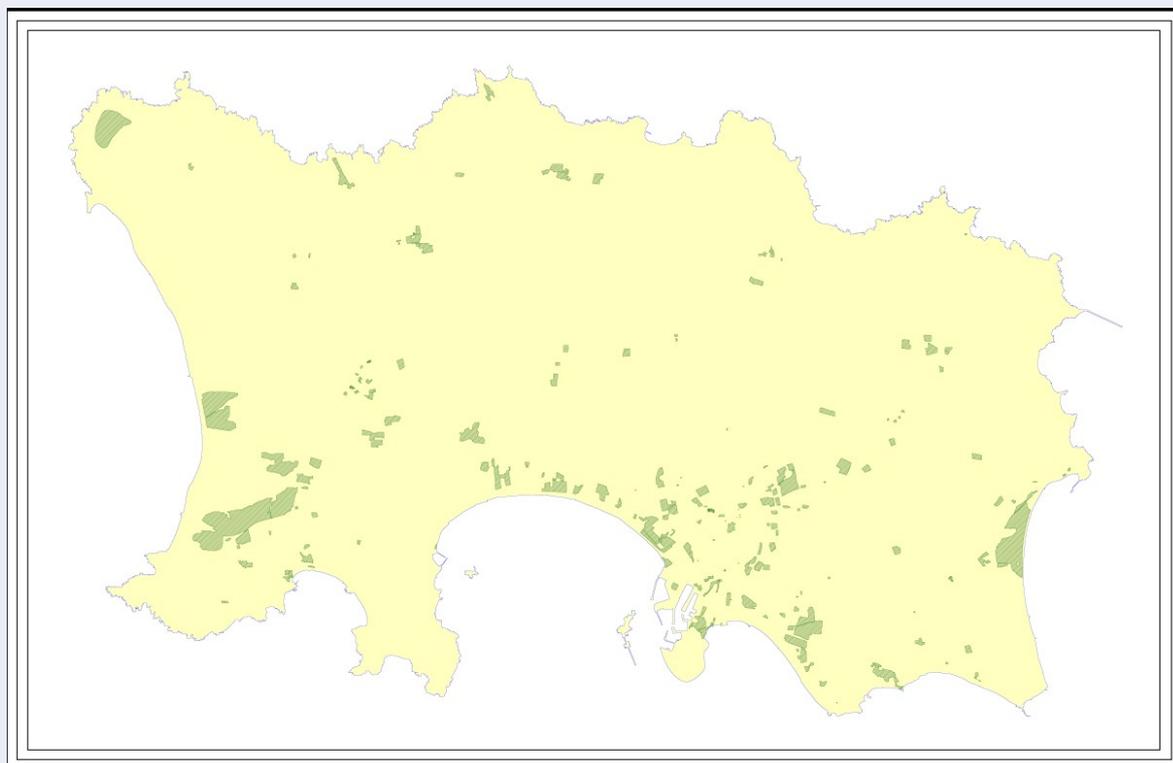
Policy SCO 4

Protection of open space

The Minister for Planning and Environment will protect existing open space provision and the loss of open space will not be permitted except where it can be demonstrated that:

1. its loss will have no serious impact on the adequacy, quality and accessibility of provision of the type of open space affected by the proposal; or
2. alternative replacement provision of the same or better extent, quality and accessibility of open space can be provided; or
3. the proposal will be of greater community or Island benefit than the existing open space resource; or
4. its loss would not seriously harm the character and appearance of the locality.

7.55 The areas of protected open space to which Policy SCO4 applies are designated on the [Proposals Map](#)⁽¹⁵⁾ and illustrated at Map 7.1.



Map 7.1 Protected Open Space

15 <http://maps.digimap.je/islandplan/>

Provision and enhancement of open space

7.56 In addition to protecting existing open space, the provision of open space that is of a sufficient standard and quality is important. The [Outdoor Open Space, Sport and Recreation Study \(July, 2008\)](#) provided an initial assessment of quality across open space typologies⁽¹⁶⁾, much of which is related to management and operational issues. These matters will be reviewed with stakeholders as part of the development of the Proposal 22 'Open Space Strategy'. Where there are land-use planning implications, the enhancement of existing open space will be supported by the Minister for Planning and Environment, where it is appropriate to do so, having regard to issues of design and impact on character, as set out in policy GD1 'General Development Considerations' and other locational policies relating to those landscape settings of greater sensitivity: these are represented by Policy HE 3 'Preservation or enhancement of Conservation Areas'; Green Zone, and Coastal National Park policies and also that consideration is given to any potential impact for the 'Marine Zone'.

7.57 There are several proposals to provide new urban open spaces, detailed plans for which will emerge within the context of work associated with BE2 Delivery of the St Helier Waterfront and proposal 11 St Helier Regeneration Zones. It is appropriate to safeguard these sites for open space use pending the development of more detailed policies and proposals. The sites are as follows:

- **Town Park:** first proposed in the mid-1990s, implementation of the new Town Park is underway and due for completion in 2012. The park has the potential to transform this area of the town and encourage local regeneration, whilst providing a much needed local open space;
- **Mont de la Ville linear park:** this proposal relates to the enhancement of existing routes and the connection of existing and proposed open spaces at Fort Regent, South Hill and La Collette Gardens. This has the potential to provide a connected network of open space from the town centre to the coastline;
- **La Collette 2 open space:** the planning framework for the use of land at the La Collette 2 reclamation facility envisages the provision of a significant area of open space at the completion of reclamation activity. Whilst originally proposed to be publicly accessible, this area is within an identified area of risk, owing to the proximity of hazardous installations. On this basis, the area remains to be developed as open space, to provide an important visual feature and landscape buffer, but will not be publicly accessible. Public safety must remain the key consideration but the Minister for Planning and Environment will work with other stakeholders to achieve the maximum degree of public access that can be achieved without unacceptable risk.

16 see section 7.2



Map 7.2 Proposed New Urban Spaces

7.58 There is a need to ensure that along with new development in the Built-up Areas, there is adequate provision of new, good quality open space. This is particularly relevant given the proposed intensification of development on existing built sites and in the existing Built-up Area. The Minister will, therefore, ensure that all new development makes adequate provision for open space in line with supplementary planning guidance to be developed and adopted by the Minister in accord with Proposal 22 'Open Space Strategy'

Policy SCO 5

Provision and enhancement of open space

Proposals for the provision of new or an extension or enhancement of existing open space will be permitted in the Built-up Area.

The development of new or an extension or enhancement of existing open space in a Conservation Area or the Green Zone will be permitted where it does not seriously harm the character of the area and is in accord with policies Policy HE 3 'Preservation or enhancement of Conservation Areas' and Green Zone.

The development of new or an extension or enhancement of existing open space in the Coastal National Park will not be permitted except where it is in accord with policies NE5 'Coastal National Park'; NE8 'Access and Awareness' and 'Policy EVE 3 'Tourism support facilities in the countryside'".

The following areas are identified on the Island Proposals Map for the provision of new open space and their development for other purposes will not be permitted, unless in accord with plans and proposals emerging in the context of proposal 12 St Helier Regeneration Zones;

1. the Town Park;
2. the Mont de la Ville linear park; and
3. La Collette 2 open space

To ensure the adequate provision, accessibility and quality of open spaces throughout the Island and in local neighbourhoods, the Minister for Planning and Environment will require the provision of open space in association with new development. Development proposals which do not make adequate open space provision will not be approved. Open space provision will need to be made in accord with supplementary planning guidance to be developed and adopted by the Minister in accord with Proposal 22.

Allotments

7.59 An allotment site - defined as an area of land subdivided into individually rentable plots for the growing of produce - can be a valuable green space and an important community asset, particularly for people with small or no garden of their own. They can enhance people's quality of life being places for community interaction, provide fresh food and encourage exercise.

7.60 Unlike England, where there is legislation⁽¹⁷⁾ requiring the provision of allotment gardens, Jersey does not have a culture of allotment provision and use. There is, however, evidence of an increasing demand for the provision and use of allotments: the established allotment site at Gorey⁽¹⁸⁾ is oversubscribed and there have been a number of proposals for the development of new allotment sites, at least one of which has now been realised at Les Creux Country Park in St Brelade.

7.61 Allotments should be well located to the communities that they are intended to serve for the convenience of users and to reduce the need to travel: ideally, they are best located within or adjacent to the Built-up Area. Some provision may need to be made, however, for parking, where allotments are provided, depending upon their location.

7.62 In assessing proposals for the provision of allotment sites, consideration will need to be given to their impact for the use of the land in particular in terms of its value for agriculture, and to the character of the countryside. To minimise the visual impact of allotments, which will always be characterised by the provision of sheds for storage, the regulation of the erection of buildings, means of enclosure and other structures will be undertaken through the planning process, either by condition relating to the provision of details or the requirement for proper management and a code of practice for the allotment site.

7.63 Any proposals for the development of allotments sites will need to take account of Policy GD 1 'General development considerations'.

7.64 In accord with policies which seek to protect the provision of open space, the loss of allotment sites, or proposals for their alternative use, will generally be resisted. Where there is no longer a requirement or demand for allotment use in a locality, the land should be restored to its former use and all structures associated with the allotment removed.

17 Provision of allotments is a statutory requirement under the Small Holdings and Allotments Act, 1908

18 Field 155, Chemin des Maltieres, Grouville

Policy SCO 6

Allotments

The development of land for allotments will be permitted provided that the proposed development is located within or close to the Built-up Area and does not have a seriously adverse environmental impact, in accord with Policy SCO 5 'Provision and enhancement of open space';

Permission will only be granted where the proper management of the allotment site can be assured.

The loss or alternative use of allotment sites will not be permitted in accord with Policy SCO 4 'Protection of open space'.