



Draft Bridging Island Plan

Post-consultation report

Part 6: Minister's proposed modifications schedule




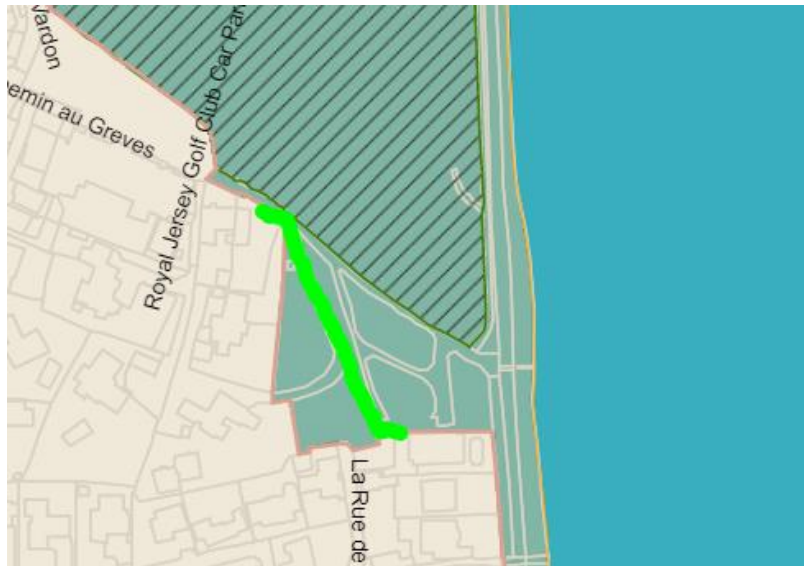

ISLAND PLAN
REVIEW





Part 6: Minister's proposed modifications schedule


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Reference	Chapter	Page	Preamble / Proposal / Policy / Proposals map	Proposed change	Reason	Relevant statement response	Substantive or minor modification?
Introduction							
	Introduction	31	Preamble	Reference to footnote on Page 31 (Para1); should be “80”, not “8036”	Typo correction	None	Minor
	Introduction	38	Footnote	Amend to include “St Peter's Village” in the list of local centres.	Omission (St. Peters is a defined local centre, as set out on P.67)	None	Minor
Places							
	Places	52	Footnote	Amend to include “St Peter's Village” in the list of local centres.	Omission (St. Peters is a defined local centre, as set out on P.67)	None	Minor
	Places	78	Proposal - Sustainable Communities Fund	Amend the proposal text as follows: "...Work to design and introduce the necessary legal mechanisms for the Fund will take place over the plan period of the bridging Island Plan, ready for inclusion into the subsequent review of the Island Plan."	To ensure that it is clear the sustainable communities fund will be developed for inclusion into the subsequent Island Plan Review, and not applied to the Bridging Island Plan.	SR 66 - Developer viability and deliverability	Minor
	Places	N/A	Proposals Map	Le Pepiniere, St Lawrence Amend the built-up area boundary to include the area highlighted in green: 	As set-out in SR 67 - Proposals map changes. Relevant representation: BHLF-ZZ1R-2KXT-Z	SR 67 - Proposals map	Substantive
	Places	N/A	Proposals Map	Land at Glenwhern, Grouville Amend the built-up area boundary to include the area highlighted in green:	As set-out in SR 67 - Proposals map changes. Relevant representation: ANON – ZZ1R-2KMN-F)	SR 67 - Proposals map	Substantive



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	Places	N/A	Proposals Map	<p>Field MN402, St Martin</p> <p>Amend the built-up area boundary to include the area highlighted in green:</p> 	As set-out in SR 67 - Proposals map changes.	SR 67 - Proposals map	Substantive
	Places	N/A	Proposals Map	<p>Field O785, St Ouen</p> <p>Amend the built-up area boundary to exclude the area highlighted in green:</p>	As set-out in SR 67 - Proposals map changes.	SR 67 - Proposals map	Substantive

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	Places	N/A	Proposals Map	<p>Sewage treatment plant, Bellozane, St Helier</p> <p>Amend the built-up area boundary to include the area highlighted in green:</p> 	As set-out in SR 67 - Proposals map changes.	SR 67 - Proposals map	Substantive

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Natural Environment							
	Natural Environment	101 106	Preamble (Footnote) Preamble (Paragraph 1)	In each place it appears, amend the text as follows: "Wildlife (Jersey) Law (202-)" to: "Wildlife (Jersey) Law (2021)"	Since the time of drafting the plan, the Law has become adopted.	None	Minor
	Natural Environment	102	Preamble (footnote)	Footnote 8: reference should be to the OSPAR Convention (not the OPSAR convention)	Typo correction	None	Minor
Historic environment							
	Historic environment	133	Preamble	Amend the preamble to include the following (in red): Such that "Very careful consideration will need to be given to the design of development proposals, their mass, scale, form, materials and detailing of building alterations to protect the character and appearance of the conservation area and its setting from harm, or to improve it through beneficial change. This does not preclude high quality modern design of buildings or spaces within the area, rather it seeks a contextual response to fit the place.	To acknowledge that good quality, contextually appropriate, modern design is not precluded in conservation areas.	None (see relevant response in Historic 'environment part of summary response schedule)	Minor
Economy							
	Economy	159	Policy EV1 – Visitor accommodation	Amend the policy to include the following, before the last paragraph: Changes of use away from visitor accommodation use where located in tourist destination areas or outside the built-up area will not be supported unless it is demonstrated that: a. it is not technically feasible to refurbish, extend, adapt, or redevelop the accommodation to meet current or future requirements; or b. it can be demonstrated that there is no market demand for the continued use of the premises for visitor accommodation; and c. there is no unacceptable adverse effect on the intrinsic character of identified tourist destination areas; and d. the overall benefit to the community of the proposal demonstrably outweighs the adverse effects of loss of visitor accommodation.	To seek to ensure that proposals for a change of use away from visitor accommodation in the island's tourist destination areas and outside the built-up area are well evidenced and considered as part of the decision-making process during the bridging plan period.	SR 59 - Visitor accommodation	Substantive

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Housing							
	Housing	183	Policy H2 – Housing density	Amend the policy to include an additional bullet point: <ul style="list-style-type: none"> the quantity and quality of amenity space and parking, including visitor parking. 	As a further amendment to an already proposed amendment (P.36/2021 – Amd.42), to ensure clarity of policy intent and requirements.	SR61 - Parking	Minor
	Housing	193	Policy H5 – Provision of affordable homes Proposals map	Amend the policy as follows: 6.Field MN389 and MN390 St. Martin (0.90 hectares/5.0 vergées And also, amend the proposals map to remove the yellow hatch surrounding field MN389 and MN390: 	Lack of landowner support to deliver the site	SR26 - Provision of affordable homes	Substantive
Community Infrastructure							
	Community Infrastructure	225	Policy CI1 - Education facilities	Amend policy CI1 as follows: - "...• Mont à L'Abbé School: Part of field H1256, St Helier"	In response to revised spatial requirements to deliver the needs of the school.	SR09 Field H1256 – Mont à L'Abbé increase in safeguarded education site designation	Substantive

Reference	Chapter	Page	Preamble / Proposal / Policy / Proposals map	Proposed change	Reason	Relevant statement response	Substantive or minor modification?
	Community Infrastructure	N/A	Proposals map	<p>Amend the proposals map to include the extent of field H1256 as safeguarded education site:</p> 	In response to revised spatial requirements to deliver the needs of the school.	See SR09 Field H1256 – Mont à L'Abbé increase in safeguarded education site designation	Substantive
	Community Infrastructure		Policy CI1 - Education facilities	<p>After “Les Landes School: Part of field 782, St Ouen” Insert the words:</p> <p>“Proposals for education facilities outside of 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:</p> <ul style="list-style-type: none"> a. 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, 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, local demand, its impact on the character and nature of the landscape, and the scale of development that may be required.” 	<p>The policy (as appears in the draft plan) does not provide consideration for development outside the BUA or designated sites. This was an unintentional omission.</p> <p>The proposed wording will bring the policy consistent with other key community facilities, such as healthcare.</p>	None	Substantive
	Community Infrastructure	228	Preamble to Policy CI2 – Healthcare facilities	<p>Amend the preamble text (3rd para, final sentence) as follows:</p> <p>Remove:</p> <p>“...will include the creation of health hubs... ”</p> <p>and insert:</p> <p>“...using existing healthcare & community facilities...”</p>	Clarification to be clearer this isn’t intended to require the development of new buildings.	None	Minor
	Community Infrastructure	235	Policy CI5 – Sports, leisure and cultural facilities	Amend Policy CI5, after “5.) Key opportunity sites in the Southwest St Helier Planning Framework Area.”, insert the following additional point:	In response to representations	SR15 FB Fields – proposed sports and leisure enhancement area	

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				 <p>POS and BUA boundary line to be re-drawn to follow line denoted in red below:</p> 			
Travel and transport							
	Travel and transport	264	Policy TT4: Provision of off-street parking	<p>Amend the policy as follows:</p> <p>“Development that has the potential to generate vehicular movements and a requirement for car and other forms of parking will be supported only where it provides an appropriate level of accessible, secure and convenient off-street car motor vehicle parking...”</p>	Clarification in response to representation.	SR 61 - Parking	Minor
	Travel and transport	264	Policy TT4: Provision of off-street parking	<p>Amend the policy, before the final paragraph, insert a new paragraph:</p> <p>Development involving the loss of front gardens and their boundary features to provide frontage parking with direct access to/from the public highway will</p>	To ensure explicit reference is made to this issue on the face of the policy for clarity, and in response to representation.	SR 61 - Parking	Minor

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	Travel and transport	264	Policy TT4: Provision of off-street parking	Amend the policy, before the final paragraph, insert a new paragraph: Development involving the loss of front gardens and their boundary features to provide frontage parking with direct access to/from the public highway will not be supported where this would harm the character or appearance of the street scene or compromise highway safety.	To ensure explicit reference is made to this issue on the face of the policy for clarity, and in response to representation.	SR 61 – Parking	Minor
Minimising waste and environmental risk							
	Minimising waste and environmental risk	282	Policy WER4 – Land reclamation	Replace the following paragraph: “The fill material for land reclamation schemes, other than where it is required for engineering purposes, will be restricted to inert residual materials that have been subject to a recovery process and from which no further value can be recovered.” With: “The fill material for land reclamation schemes, other than for engineering elements, will comprise inert waste derived material that cannot economically be processed to meet an engineering material specification and that meets the structural and environmental protection standards required for the scheme.”	In response to representation	None (See relevant representation response in minimising waste and environmental risk summary response schedule)	Minor
Appendix 1: affordable housing sites							
	Appendix 1: affordable housing sites	356	Fields: S413, S415, S415A and S470: Site assessment	Amend address reference in title: “Le Grande Route...” To “ L a Grande Route...”	Typo correction	None	Minor
	Appendix 1: affordable housing sites	366	Field S729: Site assessment	Amend the final paragraph as follows: “Any development of the site would also be conditional on improvements being made to the landscape condition and environmental quality of the restoration of the northern part of the site which sits outside of the affordable housing designation to be restored to either an agricultural or environmentally beneficial use . This would be secured through a POA.”	Clarification that this requirement refers to the area of land to the north, outside the designated site, and that restoration/change to an agricultural use is not expected.	None	Minor
General							
	Whole Plan		Policies	In every place it appears, amend reference to “5 or more homes or 200sq.m floor space” to: “5 or more homes or 200sq.m non-residential floor space”	Clarification	None	Minor

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	Whole Plan		Policies	In every place it appears, amend reference to “10 or more homes or 400sq.m floor space” to: “10 or more homes or 400sq.m non-residential floor space”	Clarification	None	Minor
	Whole plan		Preambles	In every place it appears, amend reference to ‘3750 homes’ to: 4000 homes	Since the publication of the draft plan, more recent completion data shows that actual completions for the period 2011 to the end of 2020 was 4,058 (previously estimated as 4,300). Therefore, the updated shortfall is now 2,050 (rounded) and the revised five-year housing development target is increased from 3,750 to 4,000.	SR 23 - Planning assumption and demand and supply of homes	Substantive