

Planning for growth in Sensitive Locations

Regeneration Challenges of St Helier

States of Jersey



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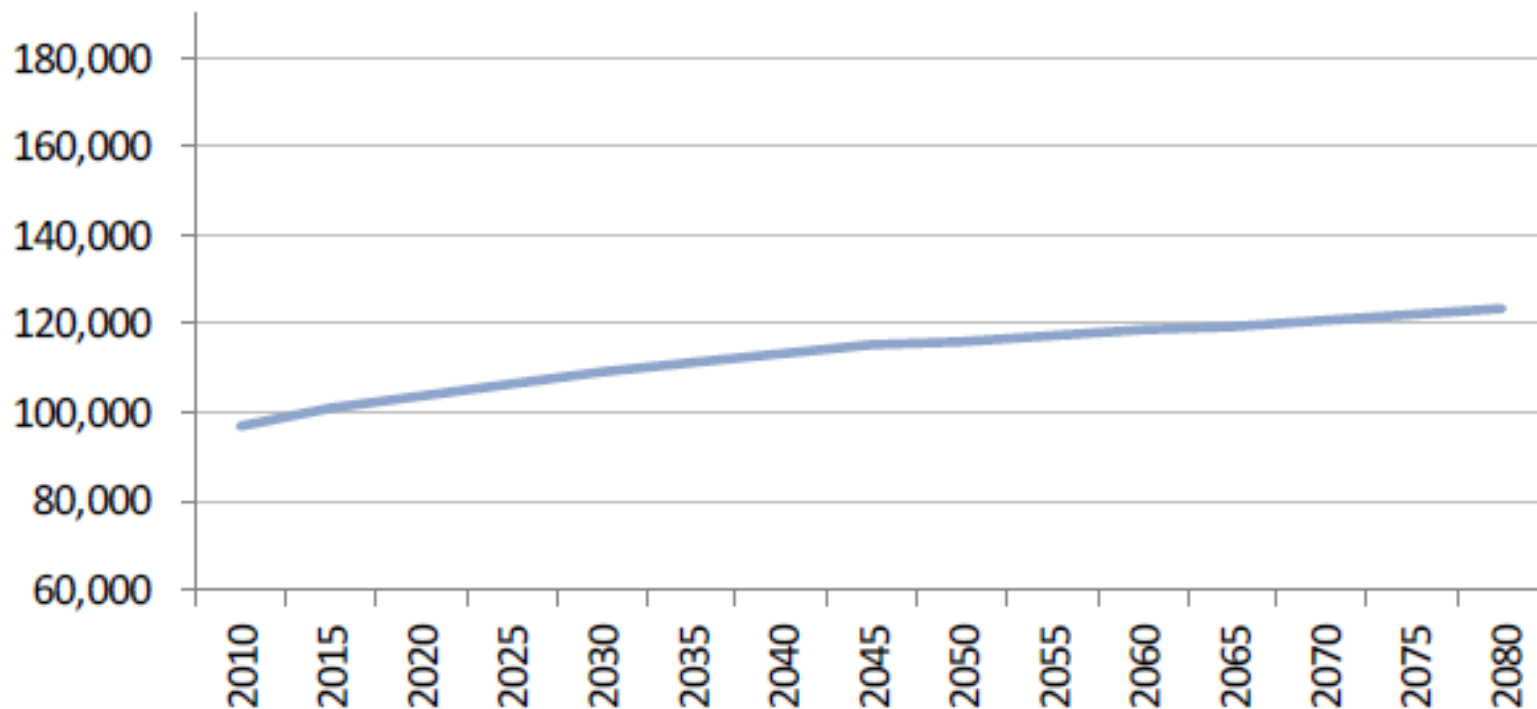


Regeneration Challenges of St. Helier

- **Context**
 - growth and sensitivity
- **Perspective**
 - St. Helier in time and place
- **Spreading happiness**
 - Factors to be addressed

Island context: numbers

Total population size, 2010 to 2080 under 'net inward +350 persons'



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Island context: numbers

Gross Value Added by sector², 2013

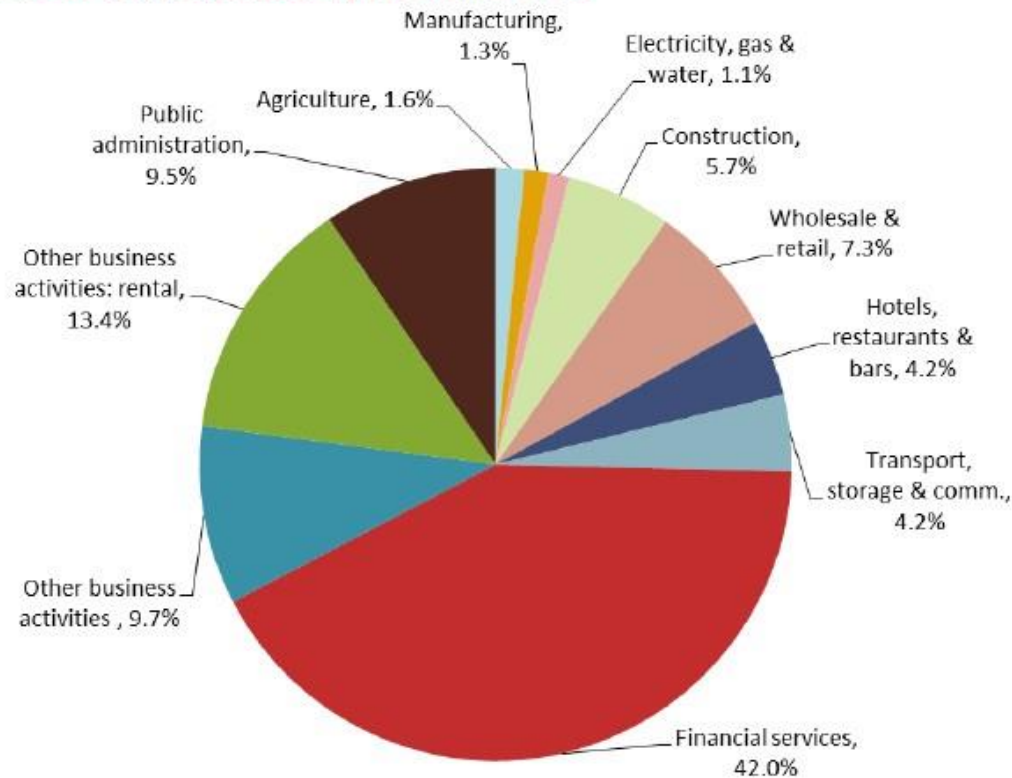
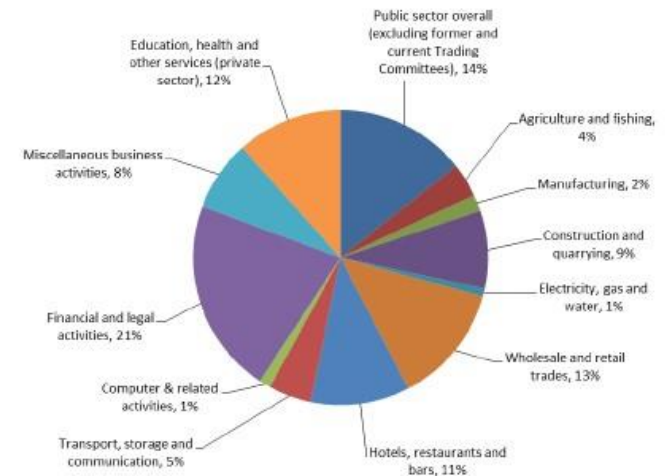


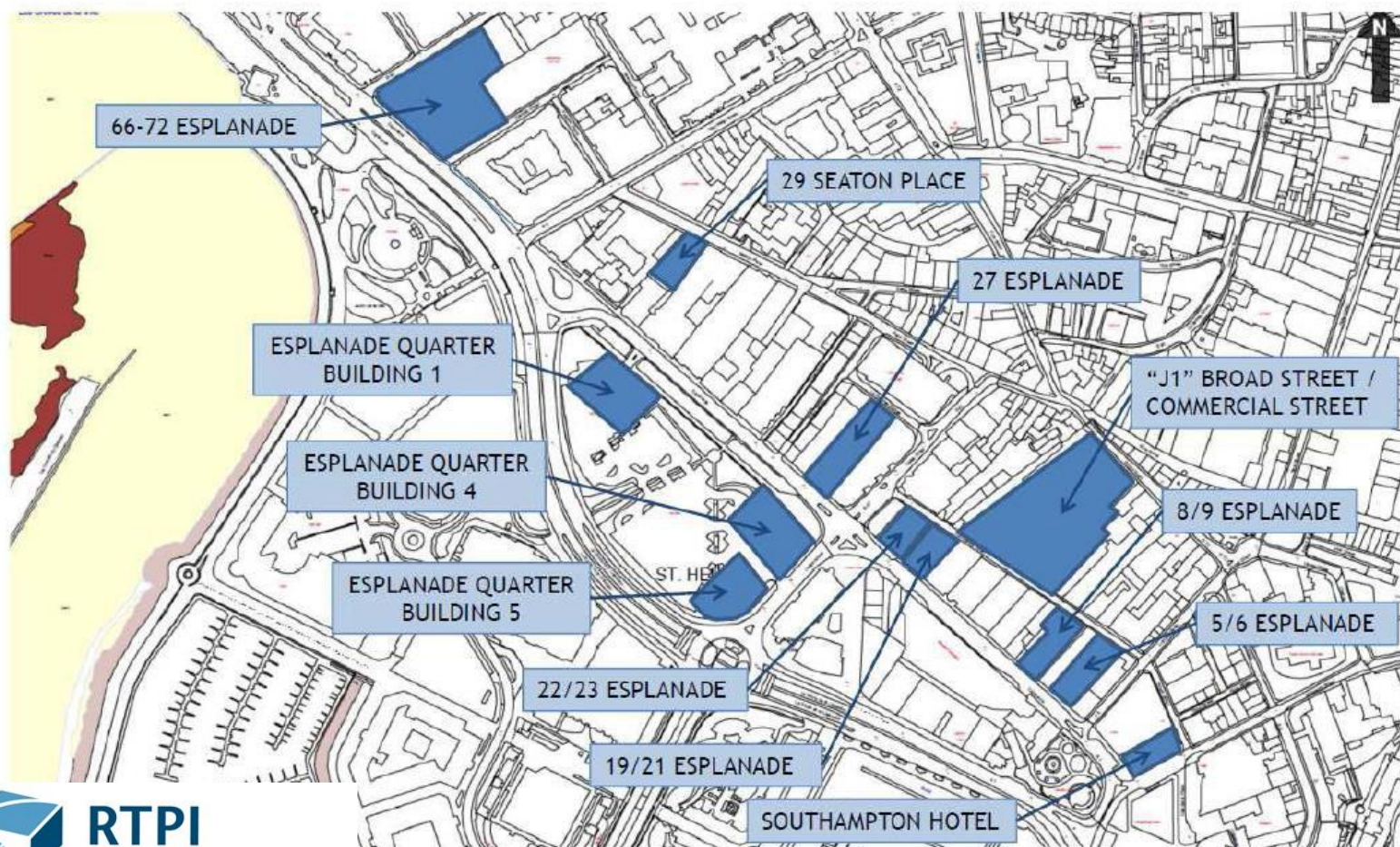
Figure 2.1: Employment (headcount) by sector, June 2014



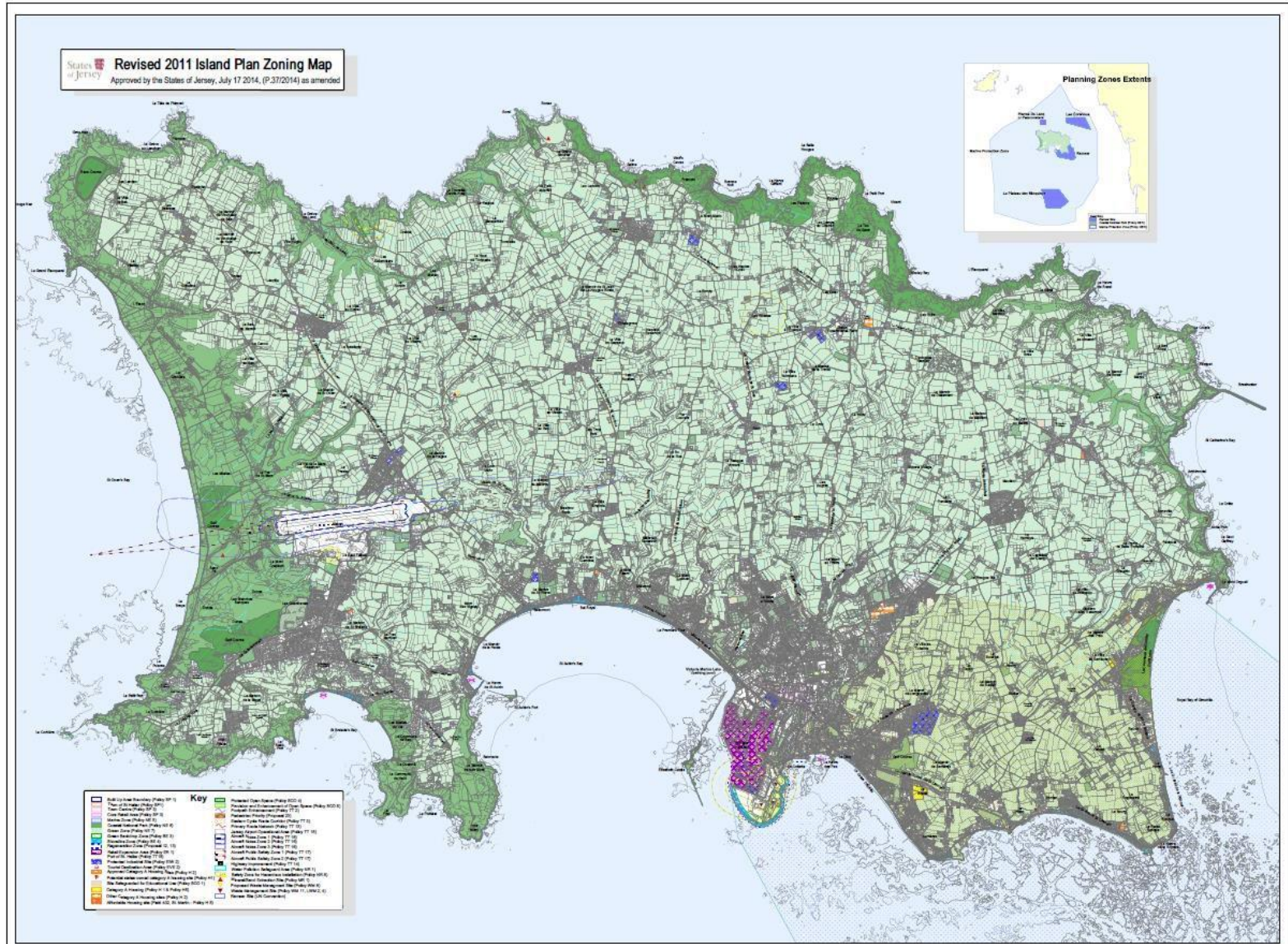
Island context: numbers

OFFICE DEVELOPMENT PIPELINE ESPLANADE AREA OVERVIEW

MARCH 2015



Island context: environment



Island context: environment



Locate
Jersey 



Jersey. For business. For life.



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Island context: environment

But it's not all about the coast.
In Jersey, we enjoy a rich rural heritage
and a vibrant countryside.



Locate
Jersey

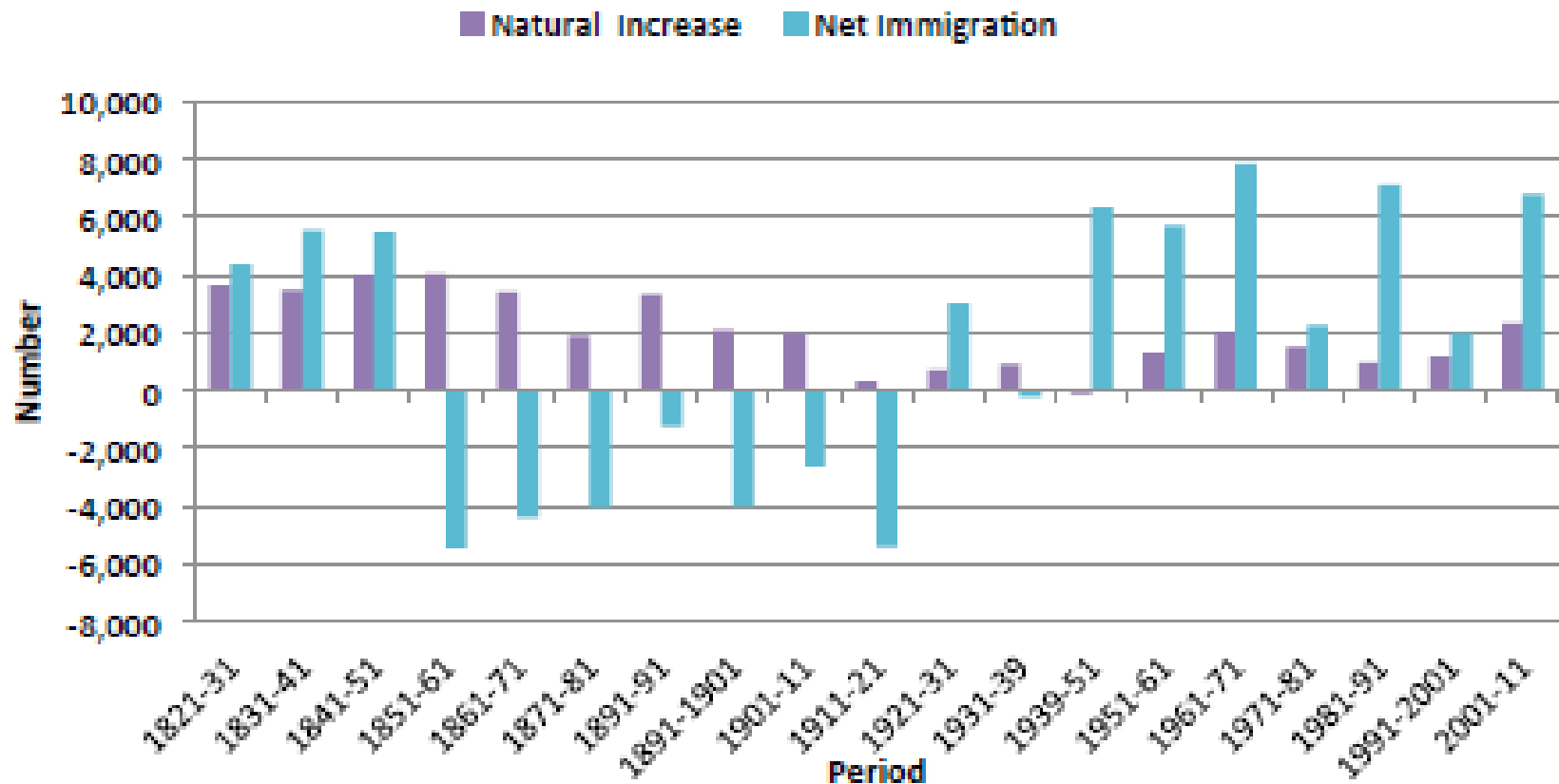
Island context: strategy

- **Strategic Plan**
 - Improving health and wellbeing
 - Improving education
 - Optimising economic growth
 - Improving St. Helier



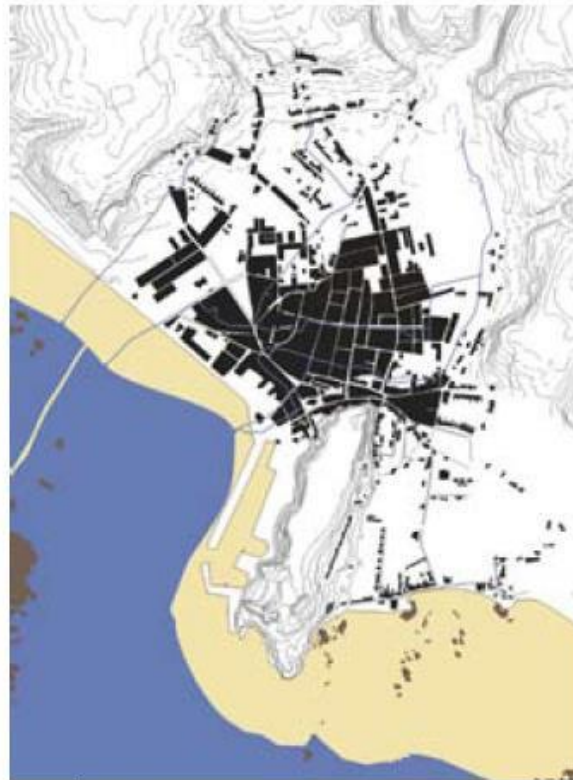
Island context: time

Figure 3 Population natural increase and net migration, 1821-2011



Island context: time and place

St Helier 1810



St Helier 1830-1840



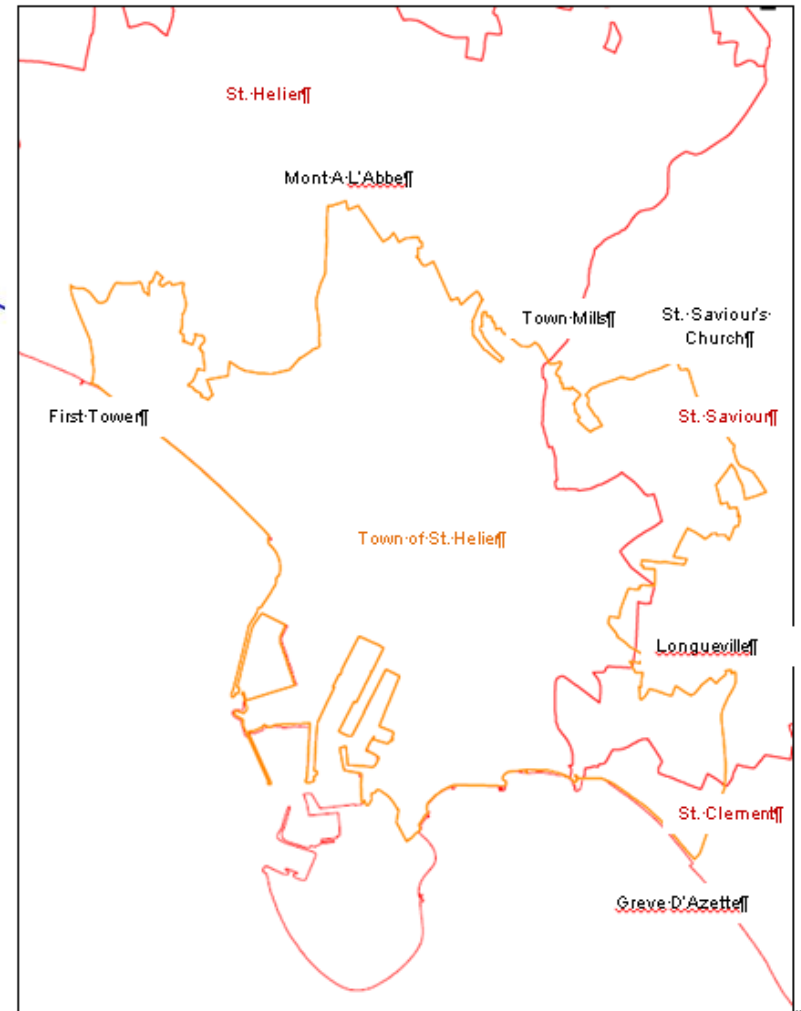
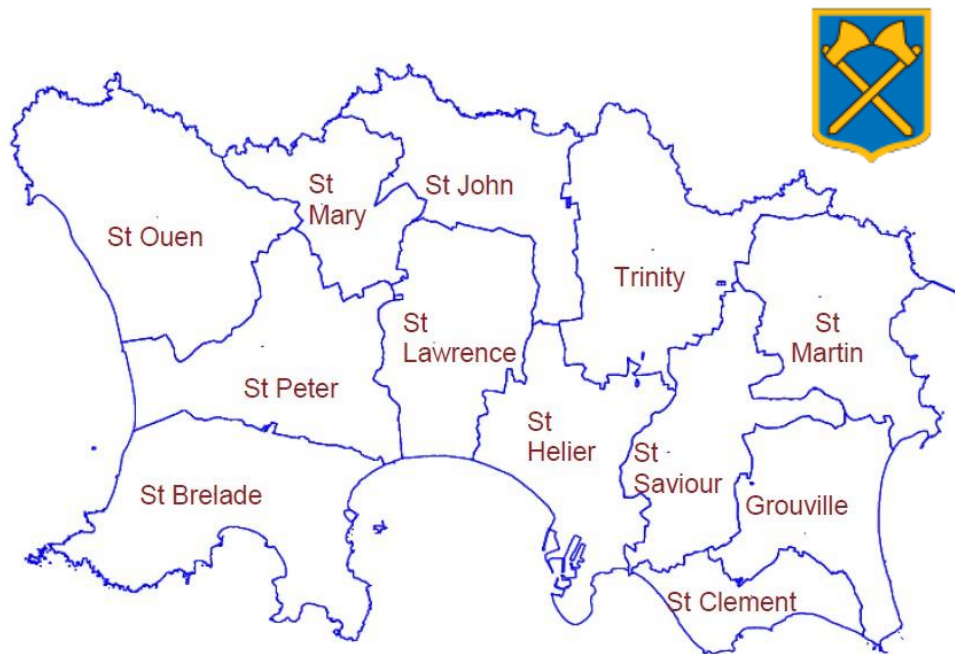
St Helier 1870s



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Island context: place



- **A happy St. Helier?**

- Can we create places where people are happier?
- Connection between place, quality of life, wellbeing and life opportunities is well established
- Social sustainability combines design of the physical environment with a focus on how the people who live in and use a space relate to each other and function as a community.
- Social sustainability brings together the way we approach the physical fabric and the social fabric of a place

Challenges: spreading happiness

Figure 1: Better Life Index for Jersey and OECD countries; 0 (low) to 10 (high)

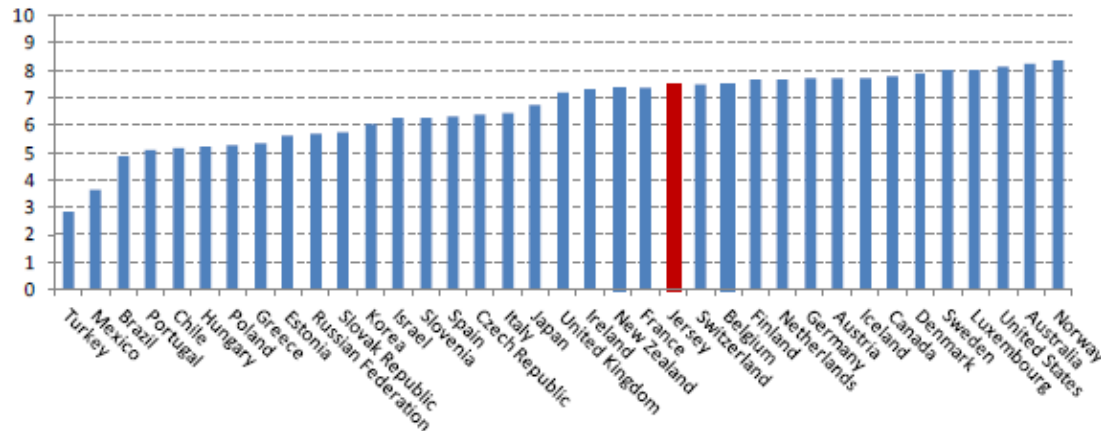
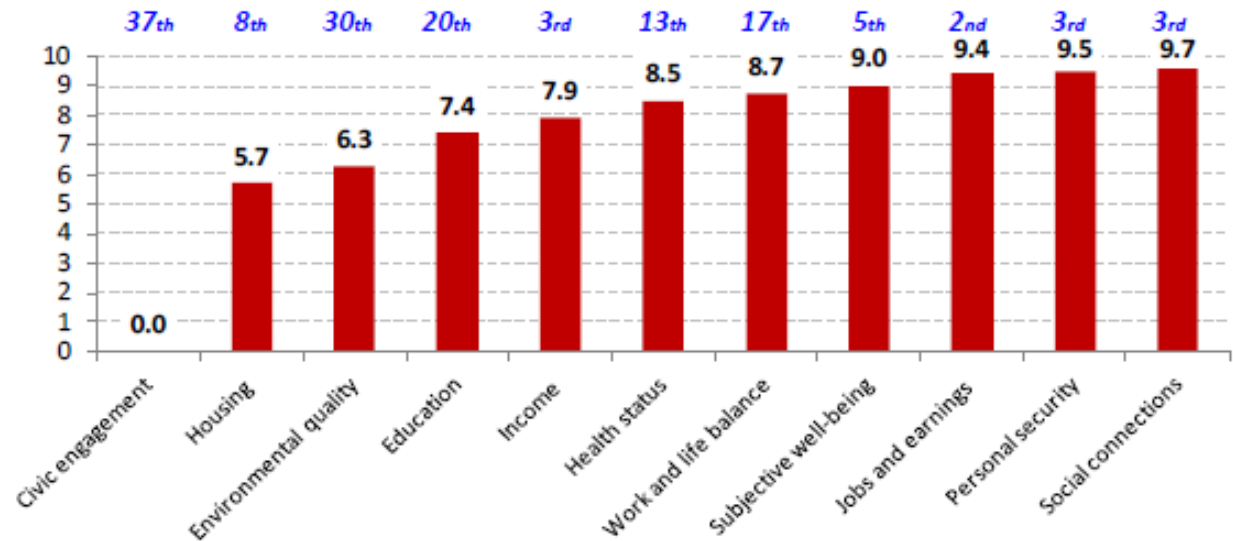
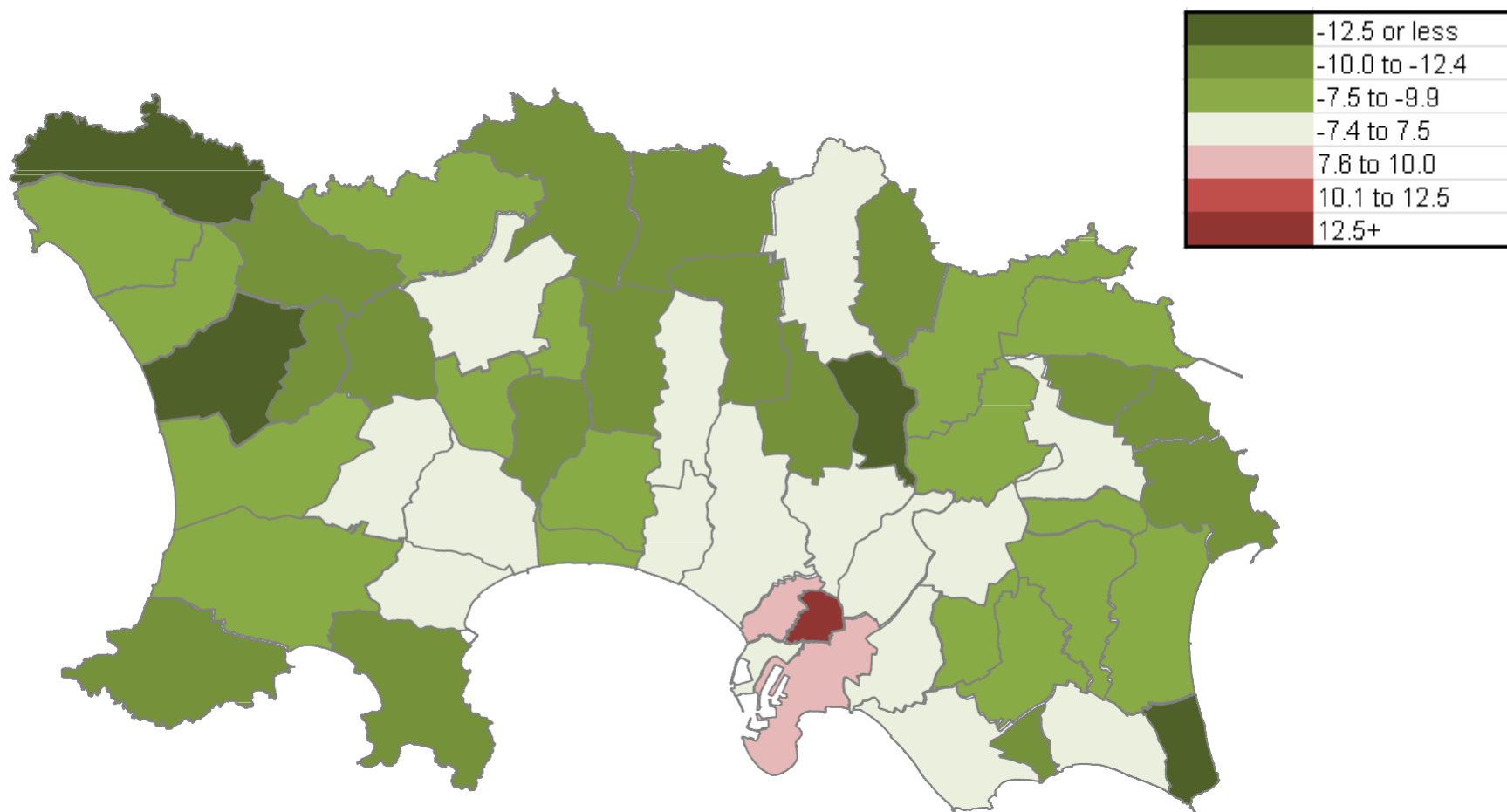


Figure 2: Relative scores (out of 10) and *rankings* for Jersey in the dimensions of the Better Life Index



Challenges: deprivation



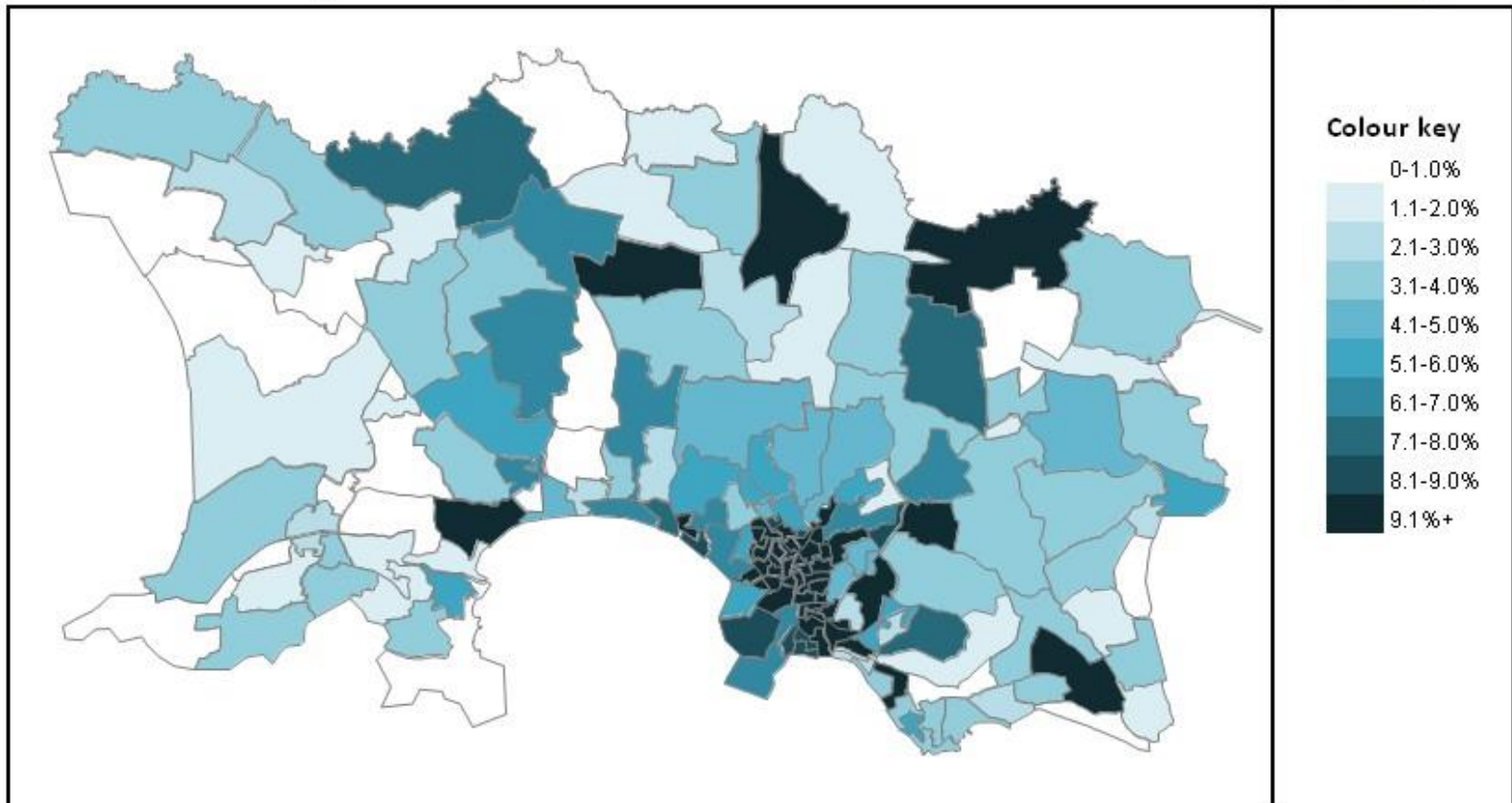
Challenges: diverse community

1. Choose category:

PEOPLE - BY PLACE OF BIRTH

2. Choose topic:

Proportion of residents whose place of birth was Portugal / Madeira

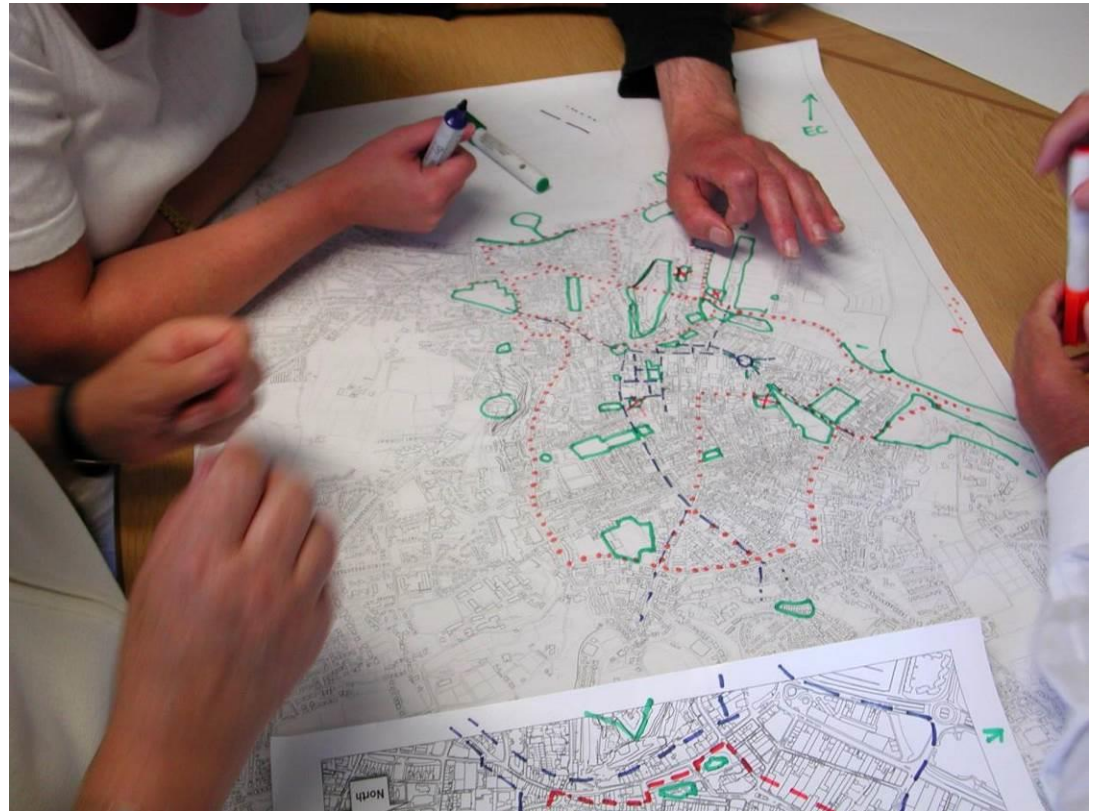


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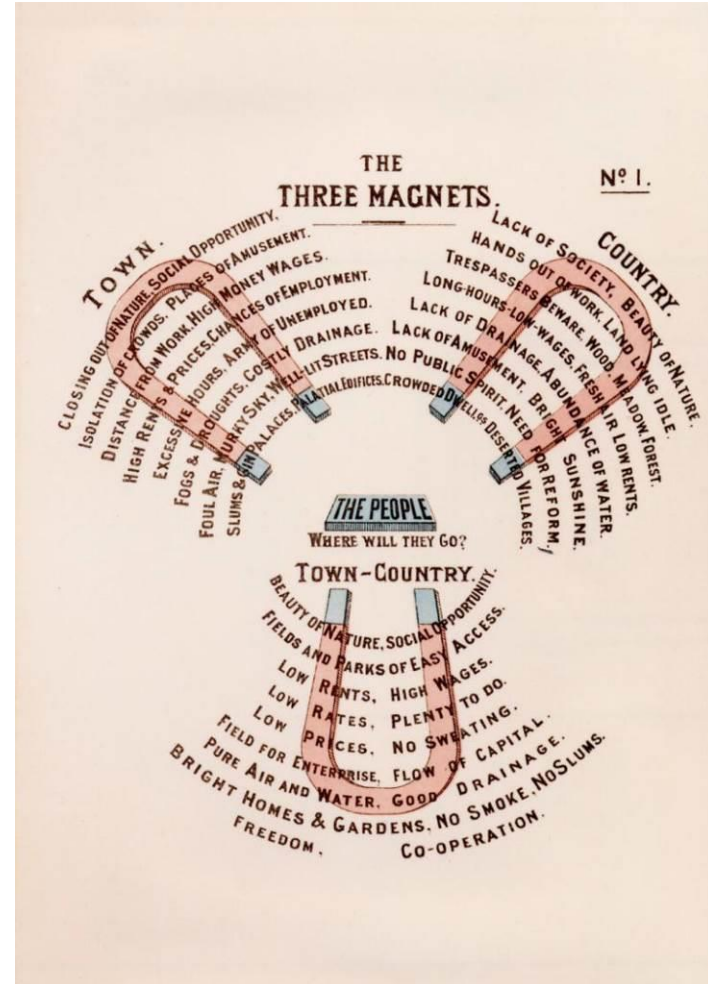
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Challenges: engagement

- **Community engagement**
 - Identifying issues
 - Understanding challenges
 - Developing appropriate responses



Challenges: alleviating misery?



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Qualities of urban life

- **Social and cultural life**

- Local identity
- Links with neighbours
- Wellbeing
- Feelings of safety
- Local facilities

- **Amenities and infrastructure**

- Community space
- Adaptable space
- Transport links
- Distinctive character
- Street layout
- Local integration



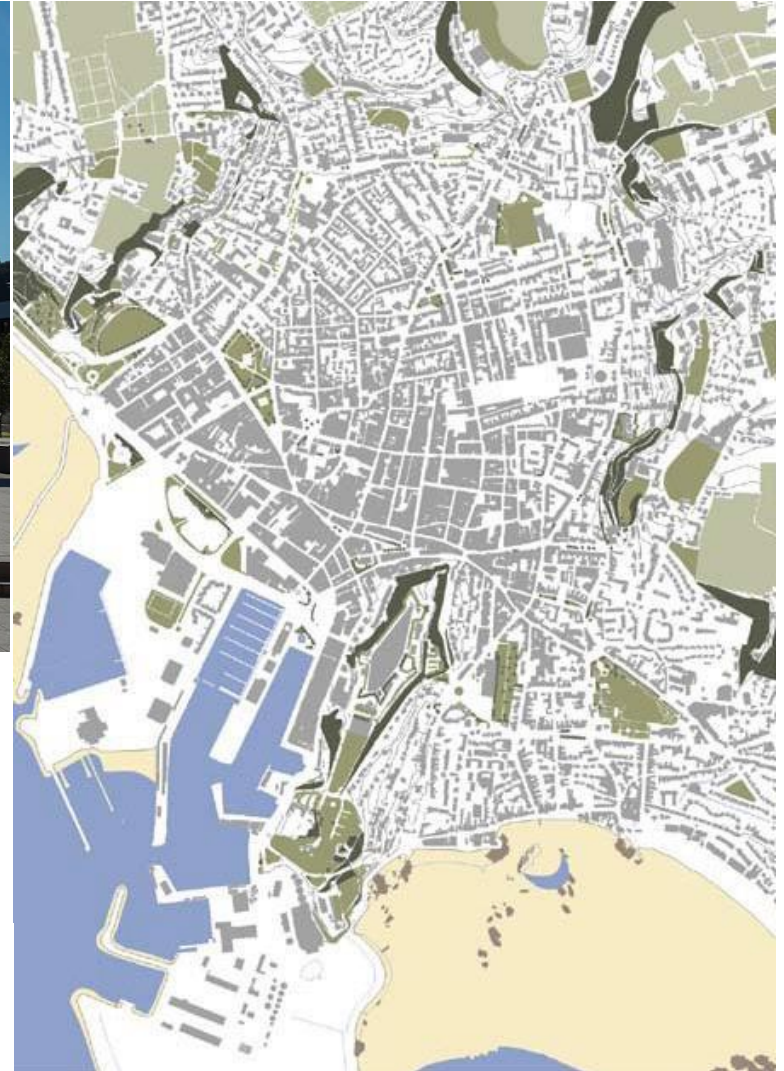
Challenges: space

Figure 5.2 Percent of residents who feel aspects of their accommodation are 'not very' or 'not at all' suitable, by parish group



- Jersey Annual Social Survey (2013)

Challenges: space



- **Public realm strategy**

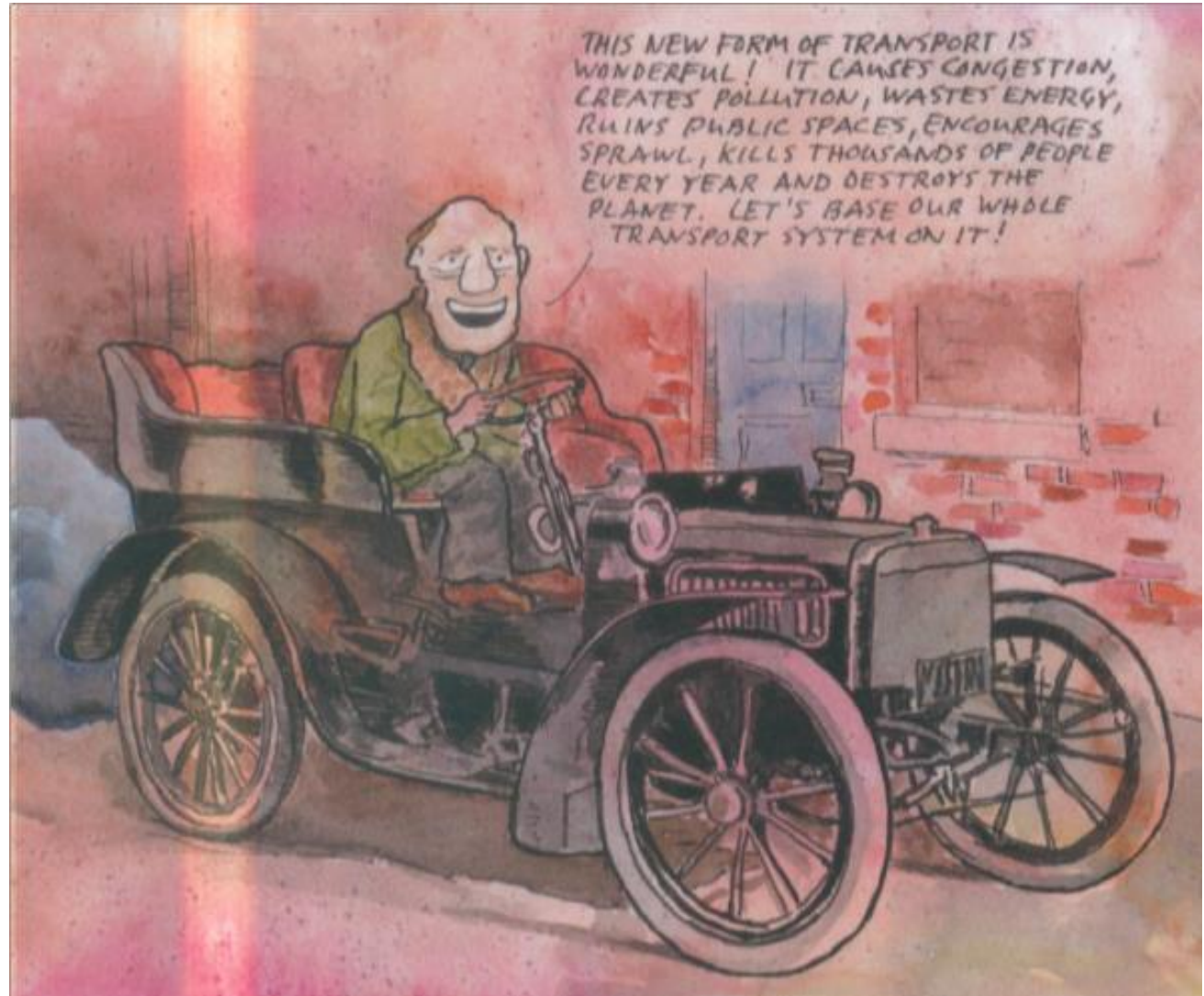
Challenges: space



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Challenges: movement



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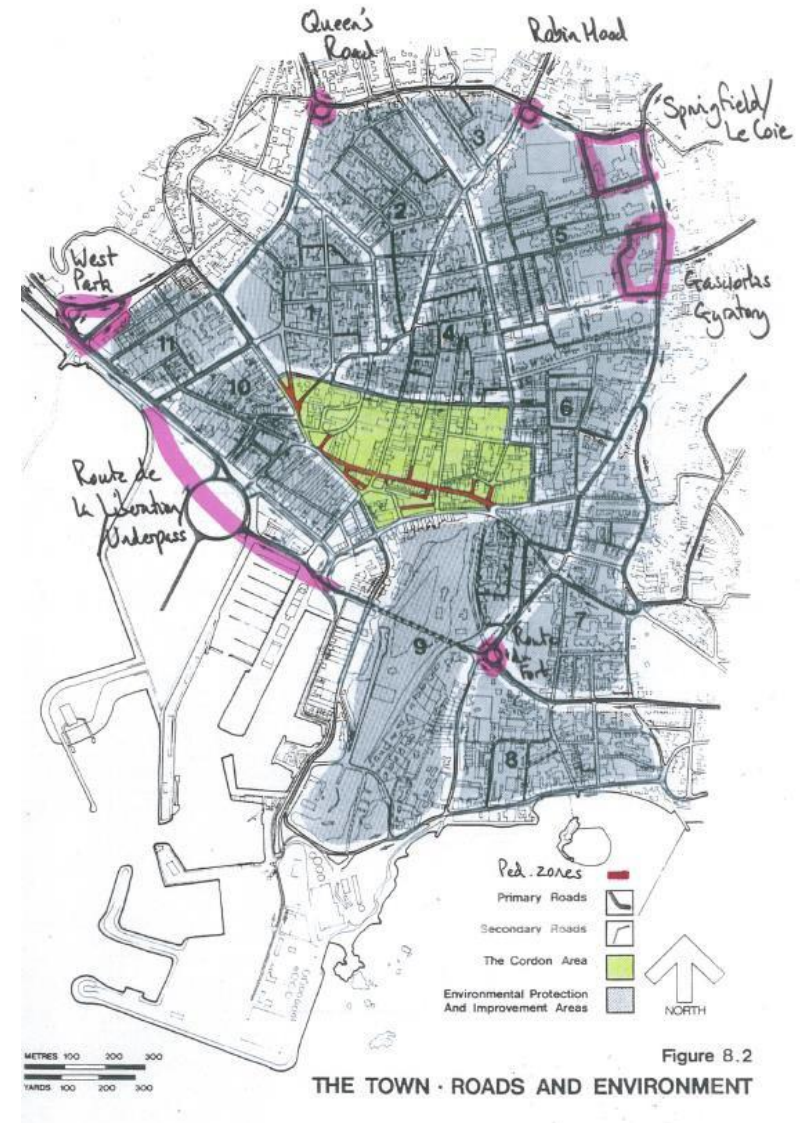
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Cowan

Challenges: movement



Challenges: movement



Challenges: movement



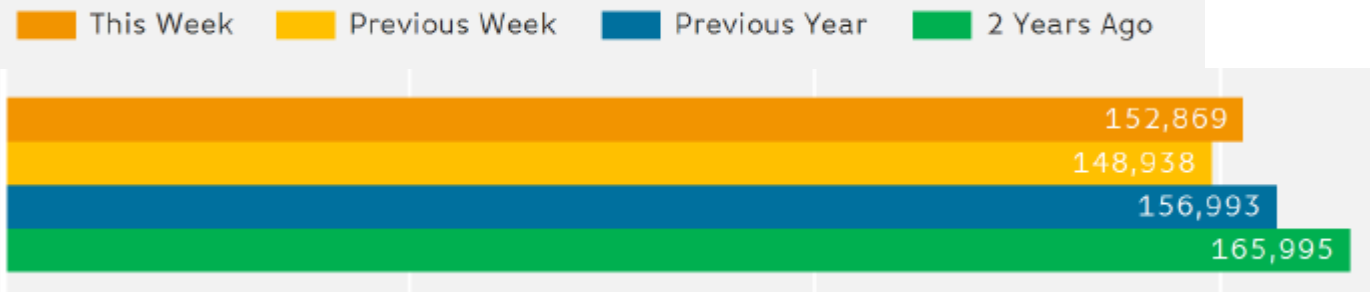
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Challenges: vitality

Weekly Footfall

	Year to Date % Change		Year on Year % Change		Week On Week % Change	
	2015	2014	2015	2014	2015	2014
St Helier, King Street	▲ 0.9 %	▼ -1.6 %	▼ -2.6 %	▼ -5.4 %	▲ 2.6 %	▲ 9.7 %
South West	▼ -0.5 %	▼ -2.5 %	▼ -8.2 %	▼ -3.6 %	▼ -3.2 %	▲ 7.4 %
UK	▼ -1.5 %	▲ 0.5 %	▼ -5.1 %	▲ 0.3 %	▲ 2.0 %	▲ 7.8 %



Challenges: vitality

PUBLISHED: March 28, 2013 6:53 pm

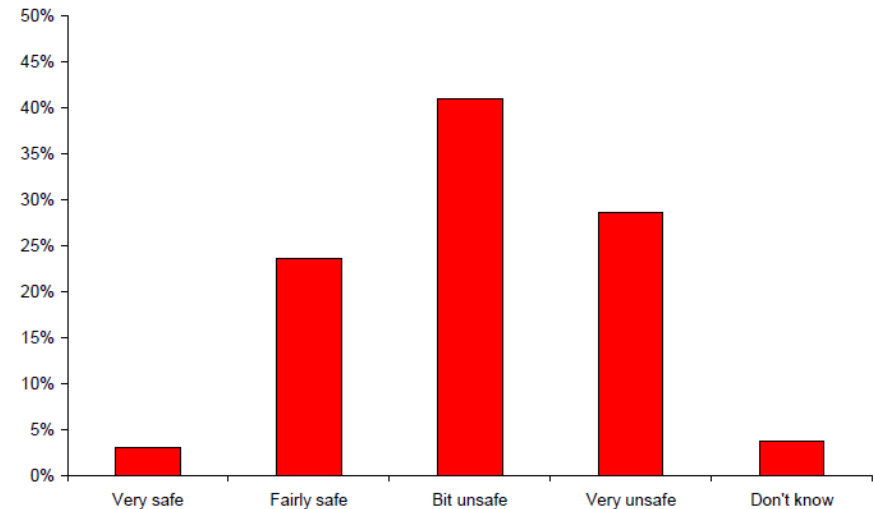
Shame of St Helier

A CRACKDOWN on Jersey's late-night drinking culture is urgently high-ranking Madeiran dignitaries were left shocked by the behaviour of the streets of St Helier, the parish's Constable has said.



A police officer on duty in town

Chart 6.2 - Perception of safety of the town centre after dark (percentages)



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Challenges: character and identity

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Challenges: character and identity



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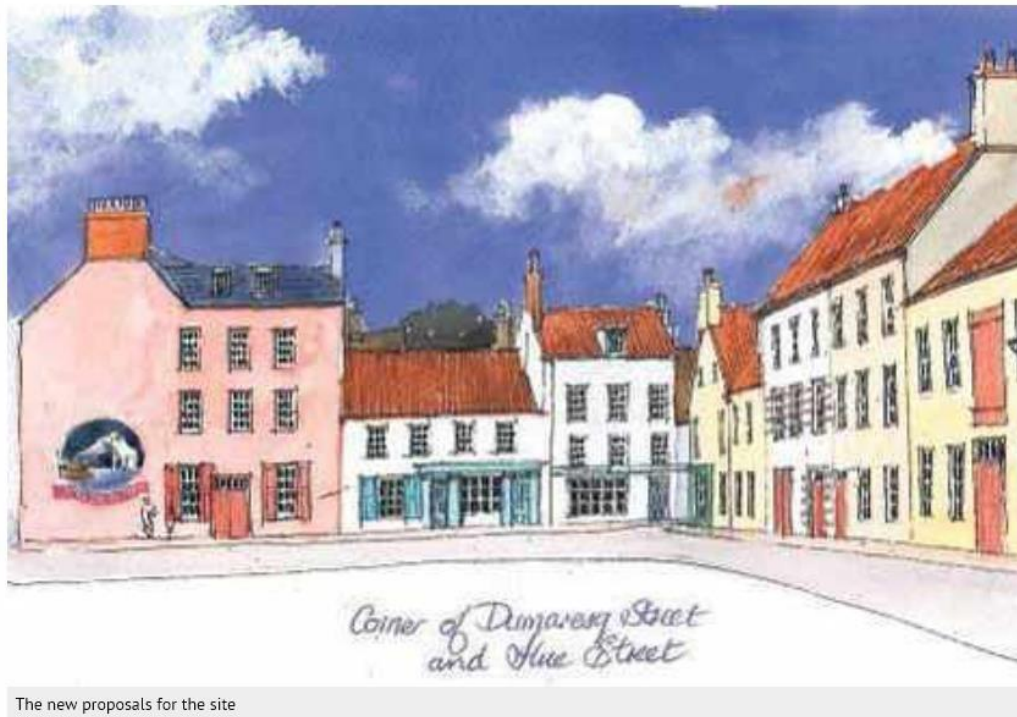
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Challenges: character and identity

PUBLISHED: June 24, 2013 3:00 pm

Late move to save town heritage

HERITAGE campaigners have today unveiled plans to save six of the oldest buildings in St Helier, which could be demolished to make way for a new shop and flats.



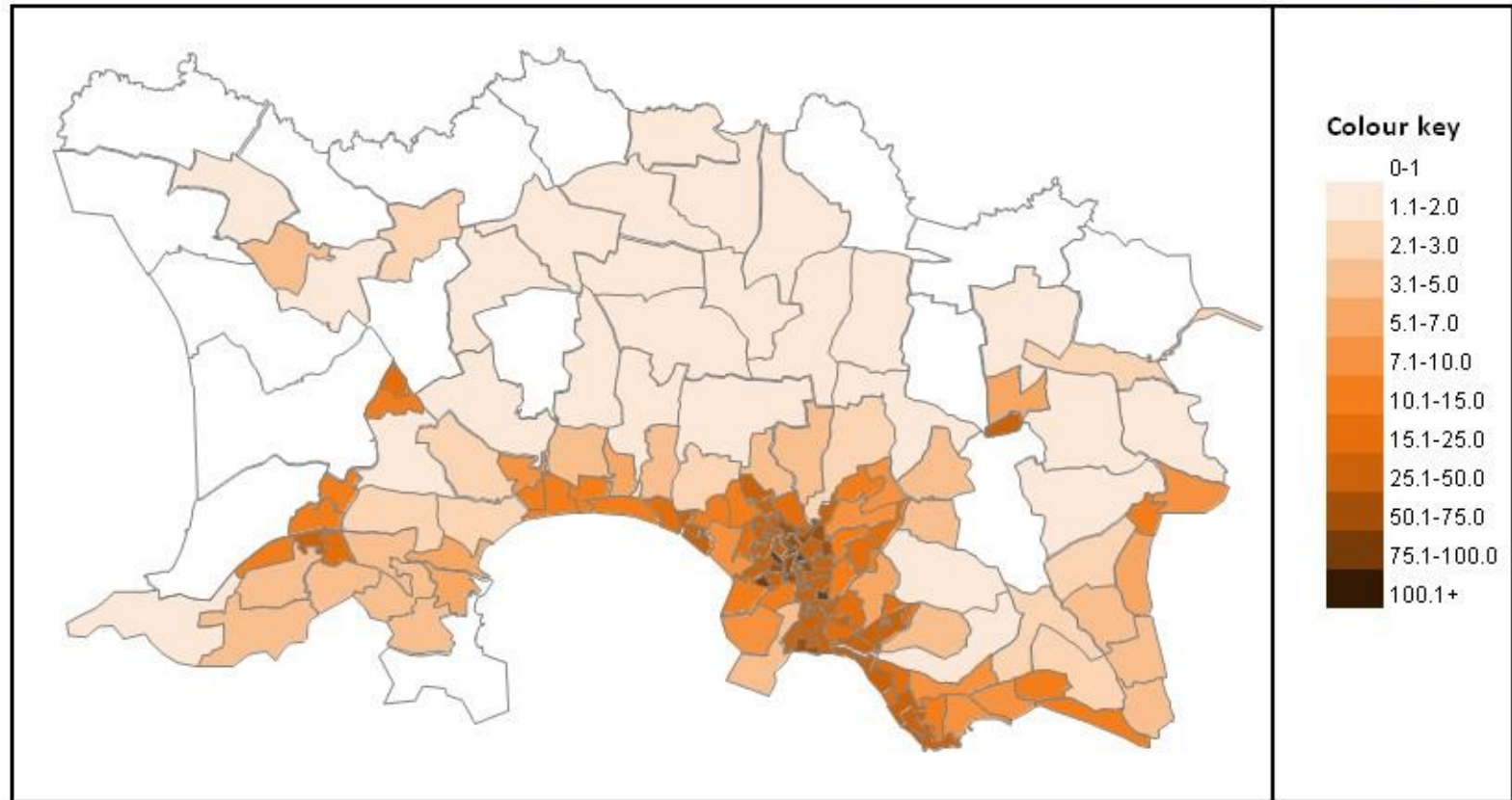
Challenges: character and identity

1. Choose category:

PEOPLE - POPULATION DENSITY

2. Choose topic:

Population density (people per acre)



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Challenges: character and identity



The planned development will create 285 flats



The new development is located next to the Co-Op Grand Marché.



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Challenges: character and identity

PUBLISHED: April 10, 2015 2:00 pm LAST UPDATED: April 13, 2015 2:52 pm

Planned development risks turning St Helier into a 'watered down Gotham City'



An impression of how the new development of houses and flats around the Co-op Grand Marché will look

Are there too many big developments in St Helier?



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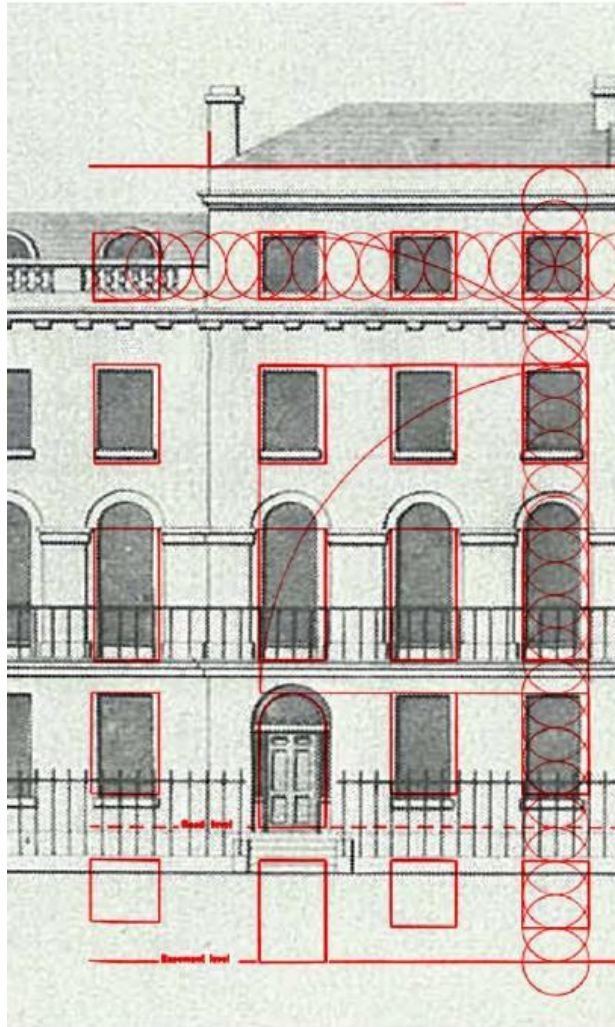
[Create Your Own Poll](#)

(Jersey Evening Post)

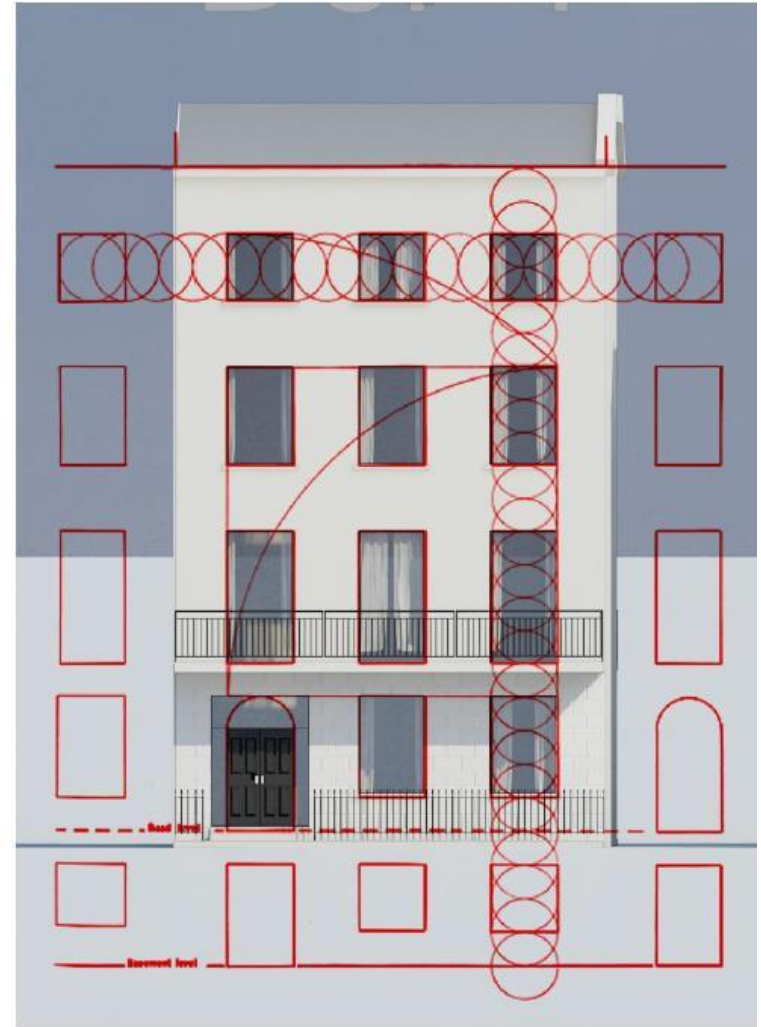
- Save Jersey Heritage believe the plans are 'overwhelming' and must be changed.

9 0
Comments Tweet

Challenges: character and identity



The Georgian system of proportion



Proportion system applied to the Masterplan proposals



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Challenges: character and identity

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Challenges: resilience



Challenges: working together



Challenges: resourcing



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Challenges: long-term view



YEARS
OF **PLANNING**
AND **BUILDING**
 IN JERSEY



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