

STATES OF JERSEY



ISLAND PLAN 2011: APPROVAL (P.48/2011): THIRTY-THIRD AMENDMENT

Lodged au Greffe on 26th April 2011
by Deputy D.J. De Sousa of St. Helier

STATES GREFFE

PAGE 2 –

After the words “the revised draft Island Plan 2011” insert the words “except that –

- (a) in the Built Environment chapter (page 160) in Policy BE5: Tall buildings, substitute:
 - ‘Tall buildings, defined as those either above five storeys in height, or rising more than two storeys above their neighbours, will only be permitted where their exceptional height can be fully justified, in a Design Statement, in urban design terms.’ with the following words –
 - ‘Tall buildings, defined as those either above five storeys in height, will only be permitted where their exceptional height can be fully justified, in a Design Statement, in urban design terms. Development which exceeds the height of buildings in the immediate vicinity will not be approved’;
- (b) the revised draft Island Plan 2011 be further amended in such respects as may be necessary consequent upon the adoption of (a).”

DEPUTY D.J. DE SOUSA OF ST. HELIER

REPORT

It has been apparent for a number of years that developments are gradually getting taller. This can have a detrimental effect on the quality of life in general. There needs to be tighter restrictions and guidelines for building over 5 storeys. On the Esplanade Quarter there has been a steady incremental creep on the height of buildings, each one going up by one storey on the last.

Financial and manpower implications

There are no financial or manpower implications for the States arising from this amendment.