STATES OF JERSEY

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ISLAND PLAN 2002: AMENDMENT TO POLICY H8 (HOUSING DEVELOPMENT WITHIN THE BUILT-UP AREA) (P.90/2005) – COMMENTS

Presented to the States on 10th May 2005 by the Environment and Public Services Committee

STATES GREFFE

COMMENTS

The Environment and Public Services Committee, despite the justification provided in Deputy Baudains' report, fails to see what possible consequence there is in adopting parts (a) and (b) of the Proposition.

As far as (a) is concerned, whether the preamble to Policy H8 of the Plan is expressed in the terms of the approved Plan, or in the alternative terms proposed in this Proposition, the effect on how the Committee considers an application is exactly the same. Any proposal submitted for residential development in the Built-Up Area will still need to satisfy the 11 criteria specified in Policy H8.

Either way, the Committee will be required to exercise its judgement on whether the criteria are met for any application submitted to it within the Built-Up Area, and for that reason there is no purpose in agreeing to this change of wording.

In his report, Deputy Baudains makes a broad statement regarding developments in St. Clement and St. Pete "which clearly contravene a number of criteria contained in those policies". However, he provides no evidence to support this statement. In reality, the Deputy simply disagrees with the judgement made by the various Committees on applications approved since the Island Plan was adopted in July 2002.

As far as part (b) of the Proposition is concerned, members of the Committee already have a copy of the Island Plan, summaries of the frequently used Island Plan policies and the criteria contained within them (a copy of which is attached), and receive for each application, in the officers' reports, an analysis of the applicability of those policies relevant to its consideration, an evaluation of how a proposal is affected by those policies, and a recommendation. Thus the members have all the information they need to assist them in exercising their judgement. Since September 2004, the officer reports are publicly available, on request, under the Freedom of Information Code.

When the Planning and Building Law 2002 is introduced, hopefully later this year, there is a requirement that those parts of the Committee's (and the Planning Sub-Committee's) meetings are held in public, and accordingly the public will be able to observe at first hand how the Island Plan policies are taken into account and considered carefully when application decisions are made.

Accordingly, the Committee sees no purpose in the States debating Proposition (b) as this already reflects the current procedures.

ISLAND PLAN 2002

Policies most frequently used in making planning application decisions

* Text of Poncy ATTACA.

Summary of Policies

This section has the ritles of each of the policies and proposals included within Sections Pour to Pourneen of the Plan, for inference purposes. The contexts and justification fair each policy should be read within the selevant section.

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- Change of Use and/or Conversion of Inditional Form Boildings. Damps of this and/or Conversion of Modern Farm Buildings 🛪 fourism and Repression Support folibles in the Countricide Hear Agricultural Buddergs and Ervestions * Hee Dwellogs for Agroutural Vicokers * Proposition the Town of St Helber Rids, Foote, langues and Hedgettes Weefart Bryshpract Area * Contryctle Acres and Jacopness American of Agriculture * St Heler Urbon Character Approprial * polinolyfordays less and throdonds 🔭 * Bedandont Glossboares Sens Corder Whilely * * suck sed) automi Street Further and Noterols Strendthy in Aproxime Seen Backdop Eme * * loodstatus Perserierh * Shoulte line * * Shirter Cuspination Jegs Settlement Pless Action Areas

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Annual Destruction Describes

Special Page 10-22	County See Sec. 1	175	Pumpy Bullions (million
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Marine Sodiversity		856	Potestion of Community Facilities
Storefore Monagement		675	New Community Ecolotes
Folkey and Fish forming		800	Emergency Survius
Morahe Stres of Special laterer		EX.	RIR Piton La Maye
Foreign House		101	Provision of Office Accommodation
SPES to be Josed for Congary A. Housing	TA Nousing	234	Offices in St Maker Town Centre
Sites for Further Consideration for Category A Housing	in for Category A Houses	EX	Offices Outside St Rhiber Town Ceathe
es Sofoguarded for Future	Sites Sofeguorded for Fotore Conegary & Housing Meeds	2	Conversion of Upper Pipors of Commercial Buildings for Office Accommodation
Meeting Nousing Need		52	Other Smoll Scale Office Developments *
Payoution of Development Study	2992	K6	Bissinesses Run from Heme
Housing Density and Standards *	*	D	Provision of Industrial Land
Rossing Development within the Built lip keys 🦟	Se Salt Ly Ang	834	Protection of Existing Industrial Sites
nection of Dansleygy to St	Conversion of Dwellings to Smaller Units and Alchole Drosonson	63)	Proposals for New Industrial Buildings
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SW		SUZ	Development of Local Stops
		502	Development of Evening Economy Uses
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Solisponding of Sites for Education Purposes	Supposed and a suppos	613	Paraling Winfrin Industrial Sites
New Town Printery School		K20	Retail Development Outside the Built Up Juga
Joint Fransion and Dual Line of Facilities	55/25	1/23	Toke Away Food Outles 🖈
Tursey Physical		17.7	Photo Fooks *
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GENERAL POLICIES

sought from the developer

Parving perhiston wild be refused for proposals that do not make satisfactory provision for influencement or amendes that are necessary for the dovelopment.

Policy Ott - Sites of Special Interest

Sets of Special Interest will be designed for prefection in recognison of the importance of their

- special zoological, ecological, behanical or prological interest, or
- Reporter architectumi, activacological, and te, halbertal, scientific, or leadlocus interest that attaches to a building or place.

Within guidance will be provided and advice offered on appropriate management and maintenance practices for Sites of Special interest.

Despiration by a presumption against development that includ have an advance in pact on the special character of a Site of Special interest.

When land is voluntary put up for sail the Planning & Brivinoment Dipartmentings putchase proposed on the property date of Special interests on the land or enable other appropriate bodies to manage them. The self We've by Doposide of criticapants (See Happer), has it is not discusse, and an agreement with the almost of the section of the

Policy G12 - Achaeological Resources

Policy G13 - Buildings and Places of Architectural and Historic Internst

we will be a presurgation in fluctual the presentation of the activity. Let also heave challetter and mightly of register the design and property of the property and property and property the property of the present and property of the present and property of the present and property and property and property the property of the pro

Pemisson will not namelly be granted for the

- test or partial demotition of a registered building. .
- entirulori oriother external alteration rioths shuch would advisely affect the activities up or hastos, riberst challelar or setting of a registered building or place. -
- addition of external times, including satisfits dather, an tennals, signs, colar paines, codigins and Pinch, o and missen goods or vendo vis, which sould admissing affect the spaces interest for challed activities building
- removal of habital cooking materials and sincerors acco and their repactament sub-models alternative materials.

is addison, effere fra ingolated building is diseptivabed as a ble of Special Internal permission will not be greated by alterboth similar would have an adverse impaction for internal studues, hastic interco. and filtings.

Permittion may be gained to partar computes, burdey for the ampual of inopopulate addross to the building, after their factors to the building building out their factors and the factors and appealance of the building out

Policy G14 - Protection of Trees

Proposels which vooid meut in the tota of or damage to protested and other significant tress witneshopmally be permissed.

The Planning & Structural polyaments will seek to potent tests when they make a significant contribution by enterth by manitaring a Lat of Proper test. Tests southy of preservation and Interested by billing or harm will be placed under remediate projection agree.

Policy G15 - Replacement Buildings

GENERAL POLICIES

The replacement of buildings will normally only be permitted where the propo

- enhance the appearance of the site and its surroundings.
- 2. replace a building that it is not appropriate to repair or refutually.
- not have an unseasoable inspection neighbouring us and the local environ intraston or other amenty complex above.
- 4. Involve loss of an existing building that is unsympathetic to the character and among of the assigned

5. De in accordance with other pancipies and policies of the Plan.

Policy Gr6 - Demoiston of Buildings

The demotison of a building or part of a building will normally only be pearfulled where the proposal

- 1. Involves the demoision of a building organical building that it is not appropriate to squares whiteen.
 - would het have an unacceptable impaction a Sae of Special Insurer, Building difuctal Importance of a Contentation Asia; ęέ
- would not have an unacceptable impact on the character and amenity of the area.
- makes adequate providen for the management of was as material assing from demorton as required by BUSILYBES and
- 5. It is accordance with other principles and policies of the Plan.

Policy City - Contaminated Land

Proposals for development on consiminated and will nomally be permitted where:

- Per development carriers of allerat scheme a full and samilactor, investigation of the consistent of the size to the carriers and this decelor, are native and as to solved of contamination present and where it can be apprehing the period over veice; contamination consistent, .
 - the developer peoposes a satisfactory programme of vorks to two tandor embore the contamination present in a manner that is acceptable to the selecant repository bodies; and 11
 - The proposal is in accordance with other principies and policies of the Plan. ri

Policy G18 - Signs and Adventsements

Contin will continue to be executed one-the display of exemblements, signs and notice boards. These noums socient will only be permissed where they are well sited, suitably despited and in accordance with the retinent propermissing parabose.

Policy G19 - Saleille Antennae

Policy GP - Light Pollution

COUNTRYSIDE POLICIES

Policy Ct - Sustainability and Stewardship of the Countryside

The Planting & Brindonness Digastrans in conjunction with the Apriculturand Faireres Committee, will support the suitainable use and stanishing of the countyside.

Policy CI - Zone of Outstanding Chancier

The while beats was discrete the beat of the Zone of Carburatory Character as designated on the black Proposal black of beat plan for the regulations of demotions in AP for and deep proposal organization of the planning considerations. In This zone that will be as throughout partners on a partners of the proposal consideration of the planning consideration.

Phoses in the madewidenance of early extending populars in this zone will only be permised when they are web-took solves this endership and the managed desiring when proportional makes a positive confiduration to be Cheatrick of the area and when it is in accordance with all other heatries and policies of the film.

There is a presumption apparent the indevelopment of existing many relationshall buildings for earlibring for earlibring in the distinct of the control of a forth property of the state of the control o

Them will be a presumption against the indexestion and indexes agricultual buildings and, where reduction, the Commisse will seek to endoughe that removal in this cons.

Entriciona to excatog buildings wit not normally be permitted and any obsertigims of development all be abbody see but united they are proven to be in the leaded extense.

All probable in the zone will be subject to spotbul determination of their environmental mocrobios and say flauring & Environment Disperties the importance and report of the subject of the second control of the second control of the Environment of the second control of the subject of the subject of the subject of the flavoring & Environment Department may affect conditions existing to landscape conservation.

Policy CS - Green Zone

The areas designated as Green Zone on the aland Proposas Map will be given a high level of projection and their will be agreed to the west of their development for exhabiting their set selected.

The Revoksy & Busicomear Dipartment Recognises, forward, they within the solve that are may buildings and polyherous dark and that the president a first of observations would be unmaistantly. Thus, the Boloutry types of development may be partmed but forly when the calls knother and desprivated from the boloutry types of ham they visually settabling characterized society dealing of the spore.

- 1. donestic extensions and attractors.
- Imac arcillary crinicional buildings within the custage of a domests dwelling.
- convestions of examing buildings to appropriate and non-intensive residental, community, cultural, buyean, recreatorist and community, cultural, buyean,
- fere development on an existing apprulate holong which is assential to the needs of apprulate and which is in accordance with Foyces (QB) and (QB).
- suitible proposals to diversification in the agriculture ordusty in accordance with Polcy CHE.
- swens ons to seating tours Laccommodation in accadance with Policy TRIS.
- amai ecas popolais ternerior astanded cubust and busins abbectors wich are seralinely willed to the detector about any seralinely maked to the detector and helpy 150.
 - amai stas proposas for the development of new cutting and accessful associate with an semilarly among the destrothe development and necessary for the seasond witch as a necessary with Policy 1702.

COUNTRY SIDE POLICIES

10. development that has been proven to be in the brand interestand truscannes practically be located exercises

Proposale brinsis developments which must opportudate the bush op area will only be permitted in the Garan Zona strikes it is oppositioned stat from sam to solubble alternative since analosale in the Countys dot Zona and writement possible, restruktings should be state next to easing drate of within an beating strup of business.

h air dees, the appropriate typis as to whither a development proposal will be bettind wit be to inspect on the result atmitted character of the stores and admitted classcosts with the processes of examinatively which and entering the Page.

For the amplance of double

- Argentale developments will be although resided, urites they are proven to be in the bland interest.
 - their will be a presumption against the indevelopment of motion agricultural busings;
- The will be a presumption against the recoveragoness of observamences buildings. Disceptions may only be permised where or devotors specific the sale between of the Commission and a supportence mould give this bit adaptatis involvemental gates and a applicate carefullows as the chapter of the sale. It as executed the soles incorporate would state, in particular, from application transcriptor in mass, specified on Bootspace of supplies in the shalls and intensity of use, careful conditionation of safety and packet not a rest billion of surdicipate strategie.
 - his will be a parumpton against the appions of expendion to contract all properties on their than extremons to before Apportmentation and boundaries are consistent into which are analose may be permitted in extrapolosal countestiments were the proposals are osegond to reprove the appearance of the properties and extrance. Partituations were the proposals are osegond to reprove the appearance of the properties and extrance. +
- applications which seek to entered a cheeling to house a dependent wishing will only be permitted where the Committee as safet feet that development. 16
- to find persons as time in the property and not for a unit of accommodation that can be a or let. 9
- would form a subsidiary part of the main dwelling; and *
- CAN be mining taked as addisorull accommodation within the main disseling when it is no tonger required to its Organize purpose.
- applications by the Christophins of the value of periods and the community of permission which the community of the state of the Christophins of t

Policy CB - Country side Zone

The are outside his Zone of Outstanding Datestar, his Green Zone and the foulthop area is designated as Chountside Zone This zone with a plane page have of profection and have will be a givel so presumption against sail fores of new

The Reseage & Divisionment Department secophism, however, that raths that both their are mayin buildings and is standard used any operator as them of development would be violatabookle. This, the faciously special of independently by betterming when the back. Vocaboo and dealign vound not despect from, or unassistandly have the abacks and score quality of the country side.

- 1. contests entirelians and site about,
- Imited anothary or modernal buildings within the curtilage of a domestic divelling;
- convenions of exalting buildings to appropriate and non-inharve residental, commandy, cuttast, tousies, the restonate and commencial uses.
 - new developmenton an explibit agriculturii. Nelling which is essensis to the neets of egitculture in acos With Policies (<u>2)6</u> and <u>(7)7</u>:
 - suitible proposals for diversification in the agriculture industry in accordance with Roley C15.
 - so bins one to existing those second oddies in accordance with Policy TRE.
- email spale proposale for each or extended cuts and forcem additional articles and consistent while to the districtive landscape challene and heldings of the aleas and refor the histocopies with Prior 110.

COUNTRY SIDE POLICIES

- aministral process to the development of the vurbular and no exponent resources which are perceively examily the observable and statement of the area and the resources with the single of the area and the resources with the perceiver. The
- S centeres
- 10. development that has been proven to be in the bland interestand that cannot packually be located easiewing

in cristop, the objections that as to whether a development proposal set by permitted will be its impaction be considered if the objection destruction with the proposal of instanciary with understand the Plan Witnesser. Postable, new publicity, should be settle risk to extract your or within an extract proposal developes.

For the avoidance of doubt.

- . High scale developments will be abongly resided, united they are proven to be in the hand interest.
 - there will be a presumption against the redevelopment of modern agricultual buildings;
- That will be profunction beginning an endocronomical orbital behavior in the profuncion of the profunc
- There will be a presordation apprint the app out of technically connected properties other than technical to Young processing and Souriel absences from the technical and applications may be permitted in exampleous circumstances in the Pre-properties are designed to improve the appealance of the properties and enhance their surpoverdings:
 - applications which east to easted a dwelling to house a dependent egating asli only be permitted where the Committee is as a lear test the development.

- odation that can be endage is the agenuese extended to the property and notified asset befased to:
- visual form a hubidity part of the main dwelling, and
- ción be rentagable as additional accommodation within the main dwelling when it is no longer required for its organs to rente:
- applications for the discovery residence of now checking and not increase for parameter success it is demonstrated, to the datable force of the Command and health to development to describe from the problems received as

The Planning & Buniomean: Department will require an Buniome fills in pact Assessment to be somed out by any development likely to have a significant processor of eminioments in exceptance with Policy (S).

Policy C? - St. Quen's Bay Funning Framework

The abendo process as out in the St. Quer's Bay Pannoup Famenode an adopted by see Panning & Environment. The abendoes the propose of the propose and ring and ring and ring and management when the area. The area of St. Quer's Bay is defend on the trace "Spocked and rings and rings and rings and management when the area. The area of St. Quer's Bay is defend on the trace "Spocked and a second of the seco

Policy C9 - Tites and Woodands

The flatming & Smithment Opportunes will seek to find and enhance the combodon of trees and voodand aleas to be absoluted and aleas to be absoluted for the shared by:

- developing and maintening a list of protected treas,
- initiating and supporting the preparation of local. Their and Woodland Conservation and Management Plans.
- shootsproj woodand management and participation in the and hedge ow panish schemes by andowness, families and obsert.
- a sympathic approach to enterprises that help but has and changes woodend awas, and

COUNTRYSIDE POLICIES

Nepainting language schemes to be carled but in connection with new developments.

sent proposals that would would in the significant loss of twes and woodland awas will not normally be

Policy Cit - Saleguarding Familiand

These will be a presentation against the personed that of adjustment wind for development or their purposes. These secretarial are proposed. These secretarials are proposed, the new secretarials are proposed. The new secretarials are proposed to the proposed their proposed the personed their proposed.

Policy C15 - Dive allication of Agriculture

The Plancing & Envisionment Department will support phoposals for diversification in the agricultural industry, provided that is discussed.

a complementary to the agricultural operations on the holding.

- does not confict with policies for the safeguarding of country side chamber, nature conservation and the co of development in the country side.
 - 3. does not adversely affect the prestand most veneable appointurer land.
- where possible, re-uses exactly redundant farm buildings;
- a located with or especific on existing proup of buildings and sited and designed to firm the terralication.
 - will not unmasonably affect the character and amonty of the area;
- will not have an unsationable impact on negotopum; uses and the aceal obtain, poliulion, vasual impaction or other amenty consideration states.
 - will not have an unacceptable visual impact.
- will not lead to unacceptable pictolerins of tastic generation, safely or parking.
- will not have an unacooptable impact on a Size of Special Interest, Building of Local Importance or a Conservation Area;
 - 11. includes the treviens of satisfactory mains disintage and other service infastive Livil and
 - 12. It is accordance with other process and posicies of the Plan.

Proposals which do not safety these citients will not normally be permitted.

Policy C16 - New Agricultural Buildings and Extensions

Des wit be a preumpton aparest proposale for revisional busings and extension to costry application busings unless it is despirate that is the task botton of the Planning & Environment Desumment as the proposed revisionality.

- 1. It espectable the needs of appointue, and
- carrotte met in exalting buildings elsewhere.

When the Committee accepts the judithough thritein building, 2 shigh

unless it can be demonstrated that a more be located within or adjacent to an existing strup of buildings.
 Bodwall location is essential to make the meats of the holding.

- not unescoully affect the character and amenity of the area;
- hot have an enecoguable impection a Sias of Special Interest, Building of Local Importance or a Conservation Area;
- nochane an un'espanable impoction negribbanky uses and the local environment by season of noses, odour, polition, visual inharden en ether amen's considerations.

COUNTRYSIDE POLICIES

- include the provision of safeticity disnage and other service inflastructure;
- 6. notlead to unaccepable prosens of taffic generator, safety or parking, and
- be in accordance with other panciples and policies of the Plan.

Proposals which do not salisty these celena will not nomally be permitted.

Policy C17 - New Dwellings for Agricultual Workers

Then will be a presumblen against proposals for destings for appointual excess in new and permunant buildings. Unless it a comprished by the says botton of the Planning & Environment Department has the proposal

- 1. Is especial to the proper function of the farm holding.
- cannot be provided on a site within the boundary of the bushing area and still meet the functional need
- carnot be provided by rearranging, subdividing or extending an exacting building on the holding.
- where possible is located within or approved to be existing familities, or other familities on the holding;
- is of a size appropriate to its functional need;
- wit not un sesonably affect the chascilluland amenity of the area.
- will not have an unabbigbbile visual impact.
- will not have an unacceptable impact on a Sie of Special interest or a fluiding of Local Importance.
- will delitare an unrassituate in paction heighbouring uses and the local environment by wason of result in busion or other aments considerations.
- 10. richots the provision of satisfactory mans devingle and other service inflastiacture, and
- 11. Is in accordance with other personals and poscess of the Plan.

Proposals which do not satisfy these oritina will not normally be pervited.

Where content is garled to aprout all vecket's accommodaton, the Openities will altern a condition to line is occupated to beneate emblyes in appoints. For all bod as then is a need, the Openities will not except a specified increasing emblors.

Policy C18 - Change of Use andor Convension of Teidsbonal Fam Buildings.

Application for the change of use and bit convex on of loadsonal tam buildings to other appendix commercia and community uses. Restorated and celebrate accommodation of the sale of feath local farm produce, will normally be used as countries.

- 1. Is redundant thraphcologistes;
- is appropriate in materials and character to the building and its context.
- sabguards or embarces the challed and amenty of the sumpording area,
- will not have an unhandmatch impaction negobouring uses and the local environment by reason of notes occur, poliution, visual milita on or other amenty considerations;
 - - withouthave an unacceptable value impact.
- will not have an unacceptable impact on a She of Special interest, Building of Local Inspertation on a Conservation Asia;
- includes for the provision of satisfactory mains disingle and other service inflastructure; and

will not lead to unacceptable problems of tailfur generation, salkly or parking;

- is in accordance with other pincipies and policies of the Plan.

COUNTRYSIDE POLICIES

Proposals which do not satisfy these citeria will not normally be permitted.

The indundatory of the building to both the fam untaind to appropriet as a virtie must be proved by the spoisson. The Sporcitims and Fabrales Opmisibes will be requested to assist the Planning & Environment Department because the

Their permission is granted the Committee will, as appropriate, impose condition enlating to external sicilage of materials, parking, landscaping and natural imposements to the building.

Pakey CIS - Change of Use andior Convension of Boden Farm Buildings

Applications for the change of as and occument on philodom fam buildings, withoushing by permitted where they are as already and provided by the advantage of the fame with and bigging as a whole is provide to provide the applicant to the development.

- is an appropriate use of the building, such as industry, warehousing and distribution uses.
- mister to a recordant building when the applicant has demonstrated fruit, over a period of herive minitial, his had uniquenessalfully to find an appropriate above tool the application purposes.
 - 3. will not clear a demand for a new replacement building.
- 4. millings unmeasurably affect the character and amenity of the area;
- will not have an unreasonable impection negabouring uses and the local environment by wason of nose, odosr, poliuton, visual inflation or other amenly considerations.
- 6. will not have an unacceptable valual impact.
- scrapacie mpatron a Site of Special Intrast. Building of Local Importance or a will not have an unact Consanation Area;
- 8. with not lead to unacceptable problems of tallic generation, safety or parking.
- 9 includes for the provision of saturating mans dismage and otherworks inflastucture; and 4 in accordance with other principles and policies of the Plan.

Proposals which do not safely. Prese other will not normally be permitted.

When permission is guided the Committee will, as appropriate, modes conditions relating to external senses of materials, paking, tenderaping and visited improvements to the building.

There is a presumption against this development of Agundant and derelogists/houses thromagaturbuild purposes in exceptional control aboves the development of redundant glassocials shall bin on agricultural purposes may be pare likely, privided that the development. Policy C24 - Redundant Gasshouses

- can be successfully integrated with the builtup area of 50. Naive, or an urban privay quartersampre.
- will not have an unacceptable visual impaction increasionably affect the characterized among of the area;
- will het han an unacceptible inpact an a Sie of Special interact. Building of Local Importance or a Conservation Ams.
- 4. will not lead to unacceptable problems of taffic generation, safely or paning;
- 5. It appropries in scale, form, massing, density and chaptering the site and ta context.
- 6. Includes for the provision of satisfactory mains dismage and other service inflastructure, and
 - a in accordance with other pencipies and policies of the Plan.

Proposals which do not safely these orthits will not normally be permitted.

When no alterative use of the industrial glasshouse the is appropriate the Planning & Envisorated Department of conjunction with the Approxima and Fatherial Committee MF seek to encousage and assets in their remosaland.

COUNTRY SIDE POLICIES
AN URLIN AND WHILE SEPECIATE A SEPECIATE SEPECIAL SEPE

BUILT ENVIRONMENT POLICIES

Policy BE2 - Proposals in the Town of St. Haiser

h consistency development proposals in the laws of St. helion, the Planning & Environment Department wit lave the fallowing maters into account as appropriate.

- 1. The content of the development and its coincidualism to built form, townscape, public realit and amenty, ope
- the protection of local haldnes character by limiting advante impairs upon historic and cultural resources.
- the protection of open spaces and treas which make an important positive senticulors to the character an quality of the tours.
- the potential to regenerate outware areas of the foam, to remove eyestores and rescale un-negotooutly
- the quality and character of the proposed development and the positive cor-town,
- the contribution that the development would make to the vitality and vability of the fourt.
- the polarital boreits of the denergement in terms of accessibility and sustainable movement and, through and out of the laws; and
- other processes and policies of the Plan.

Proposals that are not appropriate in relation to the above criteria will not normally be permitted.

Policy BE3 - Town Centre Vitality

Verhio the stoom centre, the Plasmyly & Elimbarhard Department will beek to growthe the validating and hashly of the Thomas of Control and Bodyle on the Town Proposals Map in considering develophelis proposals in the Town Centre, the Controllies will apply to:

- protections are another charges of the base,
- resist the loss of existing groupd floor retail units to non-retail uses;
- result the loss of residental units within the toes control.
- alsest with the relocation of sin-heighbourfy uses where opportunities arise and an appropriate aband set its assistable.
- hapon the convenion of under-utilised ages floors to residental, in such clear, norwal residental standards may be signed flesby to enable the ball use to be made of such accommodations, **

 - resport process for it hereo activities associated with restaurable, can and calle and outdoor to Performent subject to these long no unacceptable loss of animaly to neighbouring uses or cardiophase public safety along. support the presentation and vability of the covered markets.
- support the sudmission of pedestrain improvement areas and other pedestrain reprovement. .
- support streetscape entencements which nase the quality of the public resin;
- Support softwares that are any account the head to despring on ordinary principal safety and security, perfoultry in restion to air parts and pedestrain links to them, and
 - 11. reduce the adverse effects of rights

Within the third centre, the Committee will seek to ensure that redovelopment achieves provide one residents accommission where this is residentally achievably and desirable.

Policy RE4 - Waterhord Development Avea

The Participant of Developer Department of Experimental Department of Developments that come transfer under the Wilderbord Development Development of Development Development Development Development Planescon, Applications that do not accord with the Development Planescon, Applications that do not accord with the Development Planescon and for operating the permitted of Development Planescon, and followed the control of Development Development Planescon and followed the Control of Development De

BULL ENVIRONMENT POUCES

Poley BES - Tall Buildings

Tall buildings, defense as frome above the storing in height, or raing more than two surreys above their triughdourn on civity as permitted where the abcomposying delign statement has justified, their exceptional height or delign terms.

is addition to needing to be in econolisms with all other policies and principes of the Plan, set bullongs will be oritically assessed for shee.

- Appropriateness to the location and consast
- visual empact,
- Que the drawly; and
- confidence to the character of St. Helier.

Development proposals which fall to justify their exceptional height will not numbelly be permitted. Policy BE8 - Important Open Space

Deer will be a presumption against the loss of important coan space as designated on the listed and Town Proposate Maps.

In other to better understand the function and/doud open space. the inhis between spaces and to desirify amas of meet or submission in space provides, the Planning & Environment Department will relate the preparation of an open the state of the state of the space of the state of the space of the space of the open terminal and the space of the open terminal and the space of the open terminal and the space of the space

Policy BE10 - Green Backdrop Zone

The Crean Backgrop Zone is designated on the laterd and Town Proposate Maps. Writin this pone, development only be permitted where:

- 1. The natural sendecape remains the commant element in the scores.
- it days particular repart to the retention of existing vegetators.
 - 3. A presents satisfactory proposals for new planting, and
- 4. If accords with all other principles and policies of the Plan.

Policy BE11 - Sharefine Zone

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There will be a presumption against the loss of open spaces that are considered reportant for amonds and the preservation of sexus.

Public access to and siong the shorstone will be prosected and enhanced, where possible.

Photosian which sees to resid the quality and standard of design of the public realitim within the zone, perficultiff with register to potentially suits of promised to the public for a particular and the forecast of considered.

Proposals for the construction of a land rectamation achieves adjacent to \$2. Author's harbour, including public car proposals, to rectamber 24. Provinciary construction.

Policy BE12 - Percent for Art

The Tacroig & Environment Department will sets to reporting the voluntary althought, of an appropriate percentage of delign and development costs to the provision of public ant. Aphelments will be spupple andre it is considered that

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The Papering & Enveropment Department set make provision for sufficient land and opportunities to miles the equipments for homes over the Plant period.

The Pier alous for 2 860 seems to see also leve the fact the quies of the Pier pance of which 1 850 will be for Chiegost, A comes and 2 100 will be for Chiegosty Shortest. Labo will be re-zoed to come that sufficient alous as maked to see the representation of Chiegosty A homes on the fact the species to 2000s.

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Policy HT - Housing Density and Standards

The Planning & Einerownall Dispatibilish and its optimus the efficiency use of land pornnerswam with improved specifications and improve with understand a troop of the goodlings to hopping part apportance for specifications for independent and investigation of the province of the common and investigation of the publishes. The results in a meaning the commontal applicately of the publishes.

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- is in accordance with the required standards for housing as set by the Planning & Environment
- 2. withour unreasonably affect the chaptor and amenty of the area.
- will not here an unsasonable impact on nephboung uses and the local investment by reason of nase what intraction or other amendy considerations.
- will not have an unacceptable impect on a Site of Special Interest, Building of Local Importance or a Conservation Any.
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HOUSING POLICIES

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Policy HTG - Loss of Housing Units

Process this would lead to the last of recidendal units of foorspace will not normally be permitted. Where a processe would lead to a least of interests and a front pace, applicable, will recreate be respected to repor

Policy H12 - Housing to Meet Special Requirements

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Proposals for housing to meet the specific needs of the ettery and those with displaying specific sheepings accommodation, residensial care and numing homes, will normally be permitted, provided that the development

- It within a convenient distance of local shopping, public transport, community facilities and services
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Policy H13 - Registered Lodging Accommodation

The building of now and conversion of buildings for registered lodging acc provided that the development.

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INDUSTRY & COMMERCE POLICIES

Policy IC2 - Offices in St. Neter Town Center

The developmental new offices, and entersions to existing office accommodator, will numerly be permitted within the St. Heller Took Cantrie as defined on the Town Proposals late, provided that the proposal.

- 1. wit mans a positive constitution to the vibility, chastler and amenity of the area.
- a acressible by pedestram, cyclast, public transportuses includes bose with mobility impairments.
- maries use of existing buildings where possible;
- a appropriate in scale, form, massing, density and design to the situ and to context.
- will not result in the lass of a ground boor washuse.
- will nothave an unbeacouble in patton negotoowing us in and he local environmently wason of noise, visual infrason contact amently consideration.
- with hothern an unacceptable in part on a Site of Special market. Building of Local Importance or a Contensation Alea.
- mit not lead to pracceptable problems of rights generation, safely or paining.
 - will not least to the loss of mardental units.
- 10. Takes on account the need to design out one and facilitate persons safely and security, and
- 11. It in accordance with other principles and policies of the Plan.

Proposals which do not satisfy these coleris will not normally be permitted.

Some navio Doe development may be permitted with the Wale front roofs of La Route de la Liberation and the Sciolang Action Aests as defined on the Town Poposas Mag. Policy ICI - Offices Outside of St. Helier Town Centre

- Per Read/Commercial Buildings (Action Ame 1)
 - . Town Park Ama (Action Ama 3), and
 - . Gounster Steet (Actor Area 5).

The appropriate invest of new office obesignment in these areas will be determined through the paparation of Action Area Discrepanion Franciscoks and the Vigilation Franciscoks.

Applicators for development within the four a east will normally be permitted, provided that the proposal

- will make a positive contribution to the visitily, characteriand amonity of the area.
- is accessible by pedestiens, cyclish, public ransportuses including bose with mobility inquirements.
- паказ ыз отвяже рыдоря жее розада.
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MDUSTRY & COMMERCE POLICES

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Proposition which do not safely these chines will not normally be parmitted, Opiside of St. Heles-Town Clears, the Variablest and the other Actor Actor Actor, then office development with normally be permitted except when they accord with Problems SEE and ISS.

Policy ICS - Other Small Scale Office Developments

Shallestar office development will normally be permitted when the trum of 5; Heler, the uttain and key such

- will not unreasonably affect the character and amonity of the area;
- 2. will nothers an unacceptable visual impact.
- 3. will not lead to unacceptable problems of halfly generation, safety or parking,
- will nothave an unexposible impaction neighbouring still be local environment by reason of noise visual infusion or other anniesty considerations.
- will nothave an unacceptable impaction a Site of Special interest, liquiding of Local Impotance or a Conservation Anal.
- will not lead to the local of ground floor retail use in 30. heter town central on a local shopping centre, in accordance with Policies and ;
- wit not lead to the loss of residental units, and
- 8 is it accordance with other principles and policies of the Plan.

Oblibide of the found of 8, Nellet, under and key was settlements, of the accommodates with no maly very lier air em-sheet it annul due a connection of an emalog non-mander has building and authorit to all other principles and policies of the Period.

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- 3. Will not lead to unacceptable problems of leaflic penetation, safety or parking.
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- will dot lead to the loss of ground floor estal use in St. Heler form certite cris local shopping certite, in accordance with Process and ; .
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Double of the time of the Neise, when and key was seltented, office accommonately, will normally only be above the fire of sould be a convexation of an exalting non-residental building and soldent buildings and soldente and poinces. Of the fire

Princy ICE — Projection of Exallog Industrial Steel no.od 940 Development and intervelopment, objective membels into an extraction and detection uses, will not make the permitted when the ballowing existing helderful sites, subject to sergial excorpances with others function intervelopment, as self-out in Project ICE and ICEI. This sites are designed on the is and Proposal May

1. Ruedes Pers Tading Share, St. Sevour,

INDUSTRY & COMMERCE POLICIES.

- Jethy See, Beaumon, St. Lawrence,
- 3. St. Pearls September, St. Pearl
 - Springson, Teny.
- 5. L.C. Parior Proportion, Trengs.
- Samette Commercial Cented Kont Nado, St. John; and
- 7. Thategore, St. Lynnings.

process of non-industrial uses will not normally be permitted, unusa With the boundary of these situs, the incoordinated to and ancitary to the industrial use.

Policy ICH - Euteralors or Attractions to Existing Industrial Buildings

The extension or alteration of existing industrial buildings will receivably be encouraged within the designates industrible and builting area bounds on, provided that the proposal.

- acciditate to unsistentible impacts on the characteriorationly of the area and the local and
- notices adequate operational space within the size for packing, manners may and bading similaring of vehicles. e.
- seeks to minimale the extendance impact of any external stronger.
- with not have an unnesschoolbe in paction neighbounky, us os and the local environmently, wason of nose occur, poliulisti, vitual inflution of other amenty considerations. *
- abbits measures which mnot be any unespeciable impact on neighbours including landscape screening sound insulation, polishen control and hours of working. 46
 - 6. will not lead to unacceptable problems of totallogenesson, safely organing, and

 - 7. It in accordance with other principles and policies of the Plan.

Proposals which do not salely these citizate will not normally be premitted.

Then will be a presumption against on branch or antegrations to existing industrial buildings outside of the buildings and designed industrials share.

Policy IC12 - New Industrial Development in the Countryside

There will be a presumption apparativen development for industrial purposes in the country lide. Proposela will normally only be permitted for forms of development which must securify the country side, where they.

- are directly maint to the wonds, processing, leathers and sangoration of minerals, using management including recycling on the processing of agreedual products;
 - are essential for the processing to take place close to the source of daymasystals,
 - are related to the expected Ne of the decimandal south or handflisher.
- mitty mason phose. will not have all unhaisonable impact on neighboung uses and the local en-cobout, policition, visual influsion or other amenty considerations.
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Policy IC14 = Protection and Promotion of Local Shopping Centers

The Planning & Environment Department will seek, to protect and primitive local shopping centers at:

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- · Chry Village,

· St. Autor.

- St. Ocen's Village.
- St.John's Wilspe.
- · St. Pater's Village
- . Five Caks and Sapatale Parade, and
- · Mad Fam Page.

Within local shopping centers, new mital developments and mortrally be premited provided that the proposal

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Policy IC12 - New Industrial Development in the Countryside

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Planty ICT3 - Protestan and Promocon of St. Helen for Shapping
Thereford St. Helder bean centre is an electron or the stranger of the insort
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Therefore with the debruiked Environmental enfold-off-therefor, improvements to protestature safety and facilities for
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- · Gorey Village,
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- . St. Over's Vilage,
- · St. John's Village,
- St. Peter's Vitage
- . Five Caks and Saparelle Parade, and
- Mas Fam Pagge

Wenn ocal ahapping ceress, new retail developments will rommary be permitted provided that the proposal

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Changes of use withn local shopping centres from results non-result use will not normally be permitted.

Policy IC15 - Development of Local Bhops

Proposals for the small dual shops will normally be permitted within the boundary at the buildup artia, where it is shown that the proposal.

- will have no unreasonable effect on the visitity or vastility of St. Helen town derine or a local enopping centre.
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- will not have an orwestorable impact on respondanting uses and the local environment by reason of noise visual influsion or other amenty considerations.
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