

# STATES OF JERSEY



## ISLAND PLAN 2022-25: APPROVAL (P36/2021) – SIXTY-FIFTH AMENDMENT

### AMENDMENT TO POLICY GD7

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Lodged au Greffe on 7th February 2022  
by Senator I. J. Gorst

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STATES GREFFE

ISLAND PLAN 2022-2025: APPROVAL (P.36/2021) – SIXTY-FIFTH  
AMENDMENT

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After the words “the draft Island Plan 2022-25” insert the words “except that –

- (a) within Policy GD7, for the words “in exceptional circumstances” substitute the words “in appropriate circumstances”;
- (b) on page 91 of the draft Bridging Island Plan for the words “The development of high-rise buildings over eight storeys will not, therefore, be supported in St Helier” substitute “The development of high-rise buildings over eight storeys in St Helier will, therefore, only be supported in appropriate circumstances.”; and
- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent to the adoption of (a).”

SENATOR I. J. GORST

**Note:** After this amendment, the proposition would read as follows –

**THE STATES are asked to decide whether they are of opinion –**

to approve, in accordance with Article 3(1) of the Planning and Building (Jersey) Law 2002, as amended by the Covid-19 (Island Plan) (Jersey) Regulations 2021, the draft Island Plan 2022-25, “except that –

- (a) within Policy GD7, for the words “in exceptional circumstances” substitute the words “in appropriate circumstances”;
- (b) on page 91 of the draft Bridging Island Plan for the words “The development of high-rise buildings over eight storeys will not, therefore, be supported in St Helier” substitute “The development of high-rise buildings over eight storeys in St Helier will, therefore, only be supported in appropriate circumstances.”; and
- (c) the draft Island Plan 2022-25 should be further amended in such respects as may be necessary consequent to the adoption of (a).”

## **REPORT**

This amendment would provide greater flexibility in the Island Plan for the development of buildings higher than 8 storeys in St Helier, provided that is appropriate in making the optimal use of sites and in supporting the overall improvement of the public realm both in St Helier and the whole Island.

At present, the Island Plan would allow for developments over 8 storeys in town, but only in “exceptional” circumstances. In planning terms, this means a heavy assumption against such developments. A move to the policy allowing these developments in “appropriate” circumstances gives a greater chance of plans over 8 storeys being approved where these can demonstrate clear benefits for our town and the overall interests of the Island. I wish to emphasise that the purpose of this amendment is, accordingly, to enable the development of buildings over 8 storeys where that is advantageous for both St Helier and the Island.

As a small Island, Jersey has a finite amount of land that is available to develop and we need to make optimum use of it. One option for reducing the amount of land that we need to build on is to allow taller buildings. This, in turn, means that those buildings will have a greater amount of space around them, and this space can then be used to provide facilities and amenities which will benefit the community. This might include parks and/or recreation areas, public artwork, water features, community spaces or anything else which the public might value over time. I emphasise that such developments will be appropriate in some, but not all circumstances. The important principle behind this amendment is that the option will be there, where the circumstances are appropriate, and the planning assumption won’t always be against such developments.

Allowing taller buildings which improve the public realm in St Helier will have the additional advantage of potentially saving the remaining green sites in our capital parish and limiting urban development elsewhere in the Island. This is beneficial to all Islanders given that those who live in rural areas need and will enjoy an improved St Helier and those who live in urban areas value the beauty of our countryside.

This is an amendment which seeks to ensure all options are available to improve the overall environment of the Island and deliver planning decisions which can achieve that objective. I hope Members will see the merits of this amendment.

### **Financial and Manpower Implications**

There are no resource implications that would arise as a result of this amendment being adopted.

### **Child Rights Impact Assessment Review**

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). There is no direct impact on children, as all developments would need to be assessed for appropriateness.