

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – EIGHTY-SEVENTH AMENDMENT GREEN BACKDROP ZONE AND SHORELINE ZONE - CONSOLIDATED

**Lodged au Greffe on 11th February 2022
by the Minister for the Environment**

STATES GREFFE

PAGE 2 –

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

- (i) on the proposals map, the green backdrop zone should be extended to include that part of the built-up area above Ouaisné, as shown in figure 1 of the report;
- (ii) in Policy GD9 – Skyline, views and vistas, in the third paragraph after the words “provide views” there should be inserted the words “or public access”;
- (iii) in Policy GD9 the following paragraph should be inserted at the end of the policy -

“Within the shoreline zone of St. Brelade’s Bay, the redevelopment of a building, involving demolition and replacement, where the proposal would be larger in terms of any gross floorspace, building footprint or visual impact than the building being replaced will not be supported.”

MINISTER FOR THE ENVIRONMENT

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 –**

- (i) on the proposals map, the green backdrop zone should be extended to include that part of the built-up area above Ouaisné, as shown in figure 1 of the report;
- (ii) in Policy GD9 – Skyline, views and vistas, in the third paragraph after the words “provide views” there should be inserted the words “or public access”;
- (iii) in Policy GD9 the following paragraph should be inserted at the end of the policy -

“Within the shoreline zone of St. Brelade’s Bay, the redevelopment of a building, involving demolition and replacement, where the proposal would be larger in terms of any gross floorspace, building footprint or visual impact than the building being replaced will not be supported.”

REPORT

There are some parts of the island's built-up area where there is a need for an additional planning policy tool to help achieve specific planning objectives. This is the case for both:

- the green backdrop zone; and
- the shoreline zone;

which are specific areas that are defined within the built-up area boundary on the proposals map.

As a result of consultation and proposed amendments, and their subsequent examination by independent planning inspectors, the Minister for the Environment is now proposing to make some changes to:

- **Proposals map** – involving extension of the green backdrop zone at Ouaisné
- **Policy GD9 – Skyline , views and vistas** – involving the addition of a new policy provision for St Brelade's Bay

Full background information relating to these changes can be found in the [Minister's post-consultation report](#) (specifically statement response 51, pp.178-199), the [inspectors' report](#) (see paras 8.11-8.12, pp.72), and the [Minister's response](#) to the inspectors' report.

Green backdrop zone

The green backdrop zone is only located within parts of the built-up area, as defined on the proposals map. It is part of the landscaped escarpment around the east, south and west of the island, and is particularly prominent in views from the coast and the sea. In some of the island's built-up areas, this escarpment features low density residential development set amongst private gardens or natural landscaping, providing a green backdrop and setting to much of St Helier, St Aubin, Gorey and St Brelade's Bay. This landscaped setting is important for the character of these areas, and for the enjoyment of views from the sea, the beach, and along the coast and from within the built environment.

The purpose of the green backdrop zone policy is to ensure that this urban landscaped setting is protected and enhanced.

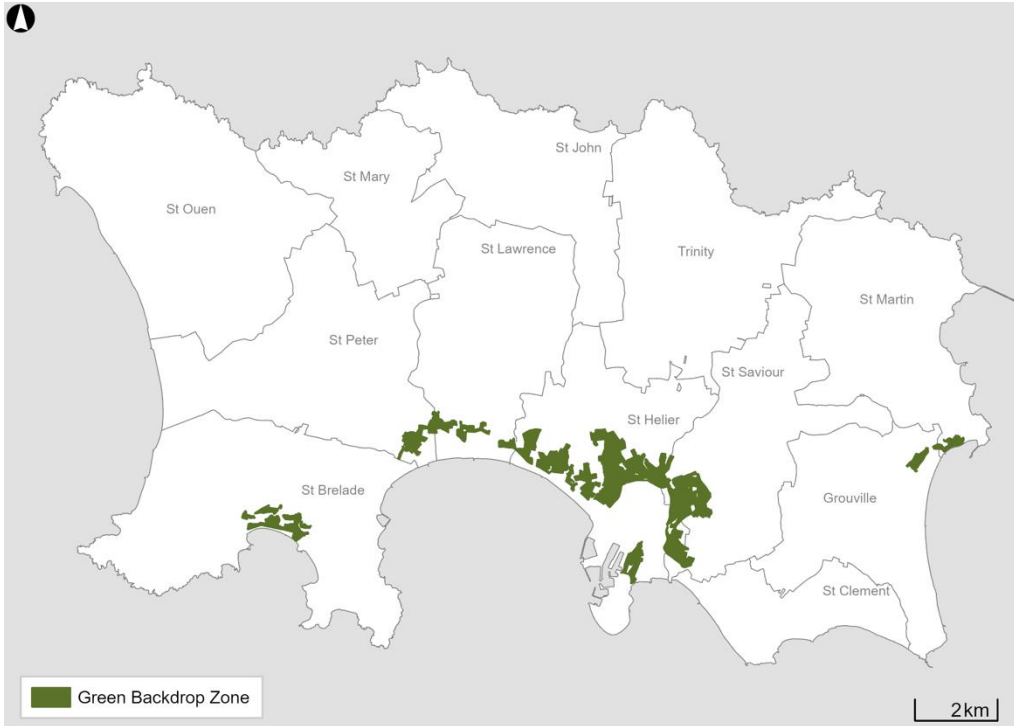


Figure GD3 – Green backdrop zone

It has been proposed, as part of an amendment ([P.36/2021 Amd.\(58\)](#)(part b.)), that the GBZ should be extended to embrace part of the area above Ouaisné, including Les Ruisseaux Estate.

The Minister is of the view that the built-up area above Ouaisné forms part of the physical escarpment to the bay and would benefit from a planning policy regime which to protect its existing green infrastructure, whilst providing an opportunity to enhance its landscape character. This is supported by planning inspectors as part of their review.

On this basis, it is proposed to extend the spatial definition of the green backdrop zone, as highlighted in yellow, on the plan below.



Figure 1 – Proposed extension to GBZ (highlighted in yellow)

Policy GD9 – Skyline, views and vistas

The shoreline zone is defined on the proposals map and represents the area where the built environment meets the sea. It embraces that part of the built-up area which lies seaward of the coast road in St Brelade's Bay; St Aubin's Bay; and along the south-east coast from La Collette to Le Hurel, and from Longbeach to Gorey Harbour.

The principal purpose of the shoreline zone is to ensure that existing open space, which affords views to the shoreline, is protected; and that the maintenance and enhancement of this 'visual access' to the coast is considered in the assessment of planning applications for development within it. It also seeks to protect and maintain physical public access to the shoreline.

As part of the review of the Island Plan in 2014, a provision was added to the policy which protects the shoreline zone – which is Policy GD9 - Skyline, views and vistas - to specifically address the challenge of regulating the scale of development in this part of St Brelade's Bay.

Part of an amendment ([P.36/2021 Amd.\(58\)](#)(part a.)) from the Connétable of St Brelade seeks to provide much more detail in the draft plan about skyline and strategic views in St Brelade's Bay. The suggested detailed amendments are unnecessary as the policy gives sufficient detail on the type of views to be protected. More detail would be better provided in the St Brelade's Bay Improvement Plan in due course as resources allow.

In the meantime, however, the Minister considers it appropriate that the provisions in the Revised 2011 Island Plan about redevelopment of buildings in the shoreline zone of St Brelade's Bay would provide safeguards pending the production of the St Brelade's Bay Improvement Plan and is proposing changes to Policy GD9 to this effect. This approach is supported by the independent planning inspectors.

To ensure consistency with the policy provisions of the 2011 Island Plan relating to the shoreline zone, there is also a need to explicitly reference the protection of public access to the shoreline on the face of the policy.

As a result of part (ii) and (iii) Policy GD9- Skyline, views and vistas, will read as follows:

Policy GD9—Skyline, views and vistas

The skyline, strategic views, important vistas, and the setting of listed buildings, places and key landmark buildings must be protected or enhanced.

Development that will lead to adverse impacts on the skyline, strategic views, important vistas, or the setting of listed buildings and places or key landmarks, by virtue of siting, scale, profile or design, will not be supported except where the overall benefit to the community of the proposal demonstrably outweighs the adverse effects of any harm.

Within the shoreline zone, the development of new buildings or infrastructure, new structures or extensions to existing buildings will only be supported where they do not obstruct significant views to, or involve the loss of open spaces which provide views or public access to, the shoreline and sea.

Within the shoreline zone of St Brelade's Bay, the redevelopment of a building, involving demolition and replacement, where the proposal would be larger in terms of any gross floorspace, building footprint or visual impact than the building being replaced will not be supported.

Financial and manpower implications

There are no direct financial and manpower implications.

CRIA statement

The effect of this amendment is in alignment with the [Minister's published CRIA](#). It will not lead to adverse impacts upon the rights of children.