

STATES OF JERSEY



ST. HELIER WATERFRONT DEVELOPMENT: HEIGHT OF BUILDINGS (P.158/2005) – COMMENTS

**Presented to the States on 27th September 2005
by the Environment and Public Services Committee**

STATES GREFFE

COMMENTS

The Environment and Public Services Committee considers it wholly inappropriate for the States to adopt this proposition for the following reasons –

1. The Committee has already granted permission for the Waterfront Hotel which is 7 storeys high, and approved a development brief for the Esplanade Car Park site that indicates that 7 storeys is acceptable at the western end of the site.
2. The Committee has appointed the Commission for Architecture and the Built Environment (CABE) to provide it with advice on design issues for the Waterfront.
3. Policy BE5 of the Island Plan deals with tall buildings. It states that: *“Tall buildings, defined as those over five storeys in height, or rising more than two storeys above their neighbours, will only be permitted where the accompanying design statement fully justifies their exceptional height in urban design terms.”*

It goes on *“....tall buildings will be critically assessed for their –*

- (a) appropriateness to the location and context;*
- (b) visual impact;*
- (c) design quality; and*
- (d) contribution to the character of St Helier.”.*

There is inconsistency between the Committee’s duty to consider applications under this policy and Deputy Breckon’s proposition.

4. The Committee is commissioning supplementary guidance to policy BE5 on the appropriateness of tall buildings on the Waterfront, in relation to their siting, design and composition. This type of guidance has been particularly useful for other planning authorities considering such issues.
5. The Committee intends to review the Waterfront Design Framework it adopted in 2001 by the end of the year, as strategic and economic policy has changed since the existing Design Framework was prepared in 2001.
6. It is the Committee’s intention that there will be proper consultation with stakeholders and the general public on any variations to the Design Framework that arise from this Review.
7. The Committee is determined to achieve the best possible development outcome for the Waterfront through the proper planning processes.

The Committee considers that Deputy Breckon’s proposition is untimely, and if approved, would place an undesirable constraint on the proper process of reviewing the Framework and the subsequent determination of planning applications, and accordingly recommends that the proposition be rejected.