

# White Paper

Supplementary Planning Guidance

16 April 2008

New development guidelines for the town

## PURPOSE OF CONSULTATION

The Minister for Planning and Environment wishes to introduce new supplementary planning guidance and policy to facilitate the regeneration of St Helier.

The purpose of this consultation is to seek comment on the proposed guidance note and policy.

## BACKGROUND

The St Helier Development and Regeneration Strategy (produced by consultants, EDAW) sets out a clear vision for change in the Island's capital and aims to '*create a vibrant, compact and characterful town which is worthy of its role as Jersey's capital and principal settlement, with an economically sustainable future which offers the highest quality of life for its communities*'.

The Council of Ministers, in partnership with the Connetable of St Helier, is seeking to make this change happen.

There are a number of key development opportunities in the town of St Helier which have been identified in the EDAW Strategy. It is also anticipated that there will be the potential for a number of office and other commercial sites in the town to be converted and refurbished for other uses.

To encourage the redevelopment of these sites and buildings, the Minister for Planning and Environment is proposing to adopt a more flexible approach in the application of planning requirements for new development proposals. He is proposing, in particular, to reduce the requirements for the provision of car parking and outdoor amenity space, for new development in the town.

It is intended that this supplementary guidance and policy will – together with the St Helier Development and Regeneration Strategy, and other forthcoming guidance about the character of St Helier - provide a sound basis for the preparation, consideration and assessment of town development proposals and will ease and speed their determination.

## DEADLINE FOR RESPONSES

30 May 2008

**Public submissions** - Please note that responses submitted to all States public consultations may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a final published report, reported in the media, published on a States of Jersey website, listed on a consultation summary etc). If a respondent has a particular wish for confidentiality, such as where the response may concern an individual's private life, or matters of commercial confidentiality, please indicate this clearly when submitting a response.

## QUESTIONS TO CONSIDER

- 1 Is the purpose of this guidance clear?
- 2 Is it clear how this guidance relates to other plans and proposals for the town of St Helier?
- 3 Do you agree that residential development should be the main driver for regeneration in St Helier?
- 4 Do you think that the St Helier Street Life Programme – which has delivered improvements to the town's streets and spaces in places such as Colomberie, Charing Cross and Broad Street – should be extended to other parts of the town? If so, where?
- 5 Do you support the restoration of multi-occupation town houses (from flats and lodging houses) to family homes?
- 6 Do you support the redevelopment of those sites identified in the report? If not, which sites do you disagree with and why?
- 7 Do you agree with the approach that would 'reward' excellent design with planning permission for higher development yields?
- 8 Do you support the introduction of a greater flexibility in the requirements for car parking and outside amenity space, for new residential development, to encourage the redevelopment of urban sites and the regeneration of St Helier?
- 9 Do you support the proposed parking guidelines for residential, office and retail development in town? Please explain your answer.
- 10 Do you support the proposed guidelines for the provision of amenity space as part of residential development in town? Please explain your answer.
- 11 Would you support the demolition of a protected historic building to enable the redevelopment of an urban site? If so, what circumstances would justify any such demolition?
- 12 Do you support greater flexibility in the application of planning standards (for car parking and amenity space) to encourage the change of use of office or other commercial uses to residential use?
- 13 Do you think that these guidelines are comprehensive? Is there anything missing?
- 14 What do you think is important if St Helier is to become a '*vibrant, compact and characterful*' town that people will consciously choose to live in.

## PLEASE SEND COMMENTS TO

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## **This consultation paper has been sent to the following organisations:**

The Public Consultation Register  
States of Jersey Environment Scrutiny Panel  
States of Jersey Property Holdings  
Connétable of St Helier  
Waterfront Enterprise Board  
Association of Jersey Architects  
Jersey Construction Council  
Jersey Heritage Trust  
Société Jersiaise  
Save Jersey's Heritage  
Council for the Protection of Jersey's Heritage  
National Trust for Jersey  
Chamber of Commerce  
Standing Conference of Women's Organisations  
Royal Jersey Agricultural and Horticultural Society  
Jersey Homes Trust  
Christians Together in Jersey  
Les Vaux Trust  
Dandara  
Antler Homes  
GR Langlois Ltd  
Style Homes  
JF Marett and Son  
Alpine Estates  
All media

## **SUPPORTING DOCUMENTS**

SPG – New development guidelines for the town (April 2008)

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