

STATES OF JERSEY



ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – FORTY-EIGHTH AMENDMENT TALL BUILDINGS

Lodged au Greffe on 12th July 2021
by Senator S. C. Ferguson

STATES GREFFE

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

- (a) within Policy GD7 the words. “Development of a tall building of over eight storeys within Town will only be supported in exceptional circumstances and where the overall benefit to the community will demonstrably outweigh any adverse impacts.

Development of a tall building over eight storeys will not be supported outside of Town.”

should be deleted and replaced with the following words;

“Development of a tall building of over five storeys within Town will only be supported in exceptional circumstances and where the overall benefit to the community will demonstrably outweigh any adverse impacts.

Development of a tall building over five storeys will not be supported outside of Town.”; and

- (b) The Draft bridging Island Plan 2021 be further amended in such respects as may be necessary consequent upon the adoption of (a).”

SENATOR S. C. FERGUSON

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 the words. “Development of a tall building of over eight storeys within Town will only be supported in exceptional circumstances and where the overall benefit to the community will demonstrably outweigh any adverse impacts.

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REPORT

There is increased pressure to build higher buildings, particularly in St Helier and notably on the Waterfront. This does not improve the quality of life in generally.

[P.48/2011 \(Amd. 33\)](#), brought by Deputy de Sousa and approved by the States stated that: *'Tall buildings, defined as those either above five storeys in height, will only be permitted where their exceptional height can be fully justified, in a Design Statement, in urban design terms. Development which exceeds the height of buildings in the immediate vicinity will not be approved'*.

During the intervening years developers have pushed the boundaries to the limit with an increasing number of buildings exceeding 5 storeys and this amendment attempts to restrain the practice that has crept in.

Furthermore, changes in the workplaces in the post pandemic era are likely with more people working from home thus lending weight to the reduction in the need for taller office blocks to accommodate staff.

Members are asked to support this amendment.

Financial and manpower implications

There are no financial or manpower implications in relation to the adoption of this amendment.

CRIA statement

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). This amendment had no direct negative implication for children and, in fact, seeks to maintain and/or improve everyone's quality of life.