

STATES OF JERSEY



ISLAND PLAN 2002: AMENDMENT TO POLICY H8 (HOUSING DEVELOPMENT WITHIN THE BUILT-UP AREA) (P.90/2005) – COMMENTS

**Presented to the States on 10th May 2005
by the Environment and Public Services Committee**

STATES GREFFE

COMMENTS

The Environment and Public Services Committee, despite the justification provided in Deputy Baudains' report, fails to see what possible consequence there is in adopting parts (a) and (b) of the Proposition.

As far as (a) is concerned, whether the preamble to Policy H8 of the Plan is expressed in the terms of the approved Plan, or in the alternative terms proposed in this Proposition, the effect on how the Committee considers an application is exactly the same. Any proposal submitted for residential development in the Built-Up Area will still need to satisfy the 11 criteria specified in Policy H8.

The policy as currently drafted is positively worded: "*proposals will normally be permitted provided that*". The Deputy's wording: "*proposals will not be permitted unless*" has exactly the same effect. Policy H8 as currently drafted, and as would be drafted if the Deputy's Proposition is approved, states unequivocally that "*proposals which do not satisfy these criteria will not normally be permitted*".

Either way, the Committee will be required to exercise its judgement on whether the criteria are met for any application submitted to it within the Built-Up Area, and for that reason there is no purpose in agreeing to this change of wording.

In his report, Deputy Baudains makes a broad statement regarding developments in St. Clement and St. Pete "*which clearly contravene a number of criteria contained in those policies*". However, he provides no evidence to support this statement. In reality, the Deputy simply disagrees with the judgement made by the various Committees on applications approved since the Island Plan was adopted in July 2002.

As far as part (b) of the Proposition is concerned, members of the Committee already have a copy of the Island Plan, summaries of the frequently used Island Plan policies and the criteria contained within them (a copy of which is attached), and receive for each application, in the officers' reports, an analysis of the applicability of those policies relevant to its consideration, an evaluation of how a proposal is affected by those policies, and a recommendation. Thus the members have all the information they need to assist them in exercising their judgement. Since September 2004, the officer reports are publicly available, on request, under the Freedom of Information Code.

When the Planning and Building Law 2002 is introduced, hopefully later this year, there is a requirement that those parts of the Committee's (and the Planning Sub-Committee's) meetings are held in public, and accordingly the public will be able to observe at first hand how the Island Plan policies are taken into account and considered carefully when application decisions are made.

Accordingly, the Committee sees no purpose in the States debating Proposition (b) as this already reflects the current procedures.

ISLAND PLAN 2002

Policies most frequently used in making planning application decisions

*** TEXT OF POLICY ATTACH**

Summary of Policies

This section lists the titles of each of the policies and proposals included within Sections Four to Fourteen of the Plan, for reference purposes. The content and justifications for each policy should be read within the relevant sections.

- G1 Sustainable Development *
- G2 General Development Considerations *
- G3 Quality of Design *
- G4 Design Statements *
- G5 Environmental Impact Assessments
- G6 Transport Assessments
- G7 Control of Unauthorised Development
- G8 Access for All *
- G9 Designing Our Curves
- G10 Planning Obligations *
- G11 Sites of Special Interest *
- G12 Archaeological Resources
- G13 Buildings and Places of Architectural and Historic Interest *
- G14 Protection of Trees *
- G15 Replacement Buildings *
- G16 Renovation of Buildings *
- G17 Contaminated Land *
- G18 Signs and Advertisements *
- G19 Socially Accessible
- G20 Light Pollution

- G1 Sustainability and Stewardship of the Countryside *
- G2 Countryside Character *
- G3 Biodiversity
- G4 Zone of Outstanding Character *
- G5 Green Zone *
- G6 Countryside Zone *
- G7 St Owen's Bay Planning Framework *

- C8 Landscape Management Strategy
- C9 Trees and Woodlands *
- C10 Walls, Fences, Barriers and Hedgerows
- C11 Countryside Access and Amenities
- C12 Tourism and Recreation Support Facilities in the Countryside
- C13 Self-sufficiency Farmstead *
- C14 Stewardship in Agriculture
- C15 Diversification of Agriculture *
- C16 New Agricultural Buildings and Extensions *
- C17 New Dwellings for Agricultural Workers *
- C18 Change of Use and/or Conversion of Traditional Farm Buildings *
- C19 Change of Use and/or Conversion of Modern Farm Buildings *
- C20 Redundant Glasshouses *

- BE1 St Hilder Urban Character Appraisal
- BE2 Proposals in the Town of St Hilder *
- BE3 Town Centre Viability *
- BE4 Workplace Development Area *
- BE5 All Buildings *
- BE6 Active Areas
- BE7 Settlement Plans
- BE8 Important Open Space *
- BE9 Conservation Areas
- BE10 Green Building Zone *
- BE11 Shopping Zone *
- BE12 Precinct for Art *
- BE13 Footpath Parking *
- BE14 Street Furniture and Materials *

- M1 Marine Protection Zone *
- M2 Coastal Zone Management Strategy
- M3 Marine Biodiversity
- M4 Shoreline Management
- M5 Fishing and Fish Farming
- M6 Marine Sites of Special Interest

- H1 Provision of Homes *
- H2 Sites to be Zoned for Category A Housing
- H3 Sites for Further Consideration for Category A Housing
- H4 Sites Set-aside for Future Category A Housing
- H5 Meeting Housing Need
- H6 Preparation of Development Briefs
- H7 Housing Density and Standards *
- H8 Housing Developments within the Built-Up Area *
- H9 Conversion of Dwellings to Smaller Units and Multiple Occupation *
- H10 Loss of Housing Units *
- H11 Rehabilitation of Housing Estates
- H12 Housing to Meet Special Requirements *
- H13 Regulated Lodging Accommodation *
- H14 Staff Accommodation *

- SC1 Provision of New Education Facilities on Existing Sites
- SC2 Subsidising of Sites for Education Purposes
- SC3 New Town Primary School
- SC4 Joint Provision and Dual Use of Facilities
- SC5 Nursery Provision
- SC6 Health Provision

- SC7 Primary Healthcare Facilities
- SC8 Provision of Community Facilities
- SC9 New Community Facilities
- SC10 Emergency Services
- SC11 RMI Prison La Moine

- IC1 Provision of Office Accommodation
- IC2 Offices in St Helier Town Centre *
- IC3 Offices Outside St Helier Town Centre *
- IC4 Conversion of Upper Floors of Commercial Buildings for Office Accommodation
- IC5 Other Small Scale Office Developments *
- IC6 Businesses Run from Home
- IC7 Provision of Industrial Land
- IC8 Protection of Existing Industrial Sites
- IC9 Proposals for New Industrial Buildings
- IC10 Relocation of Bad Neighbour Uses
- IC11 Extension or Alteration to Existing Industrial Buildings *
- IC12 New Industrial Development in the Countryside *
- IC13 Protection and Promotion of St Helier for Shopping *
- IC14 Protection and Promotion of Local Shopping Centres *
- IC15 Development of Local Shops *
- IC16 Development of Evening Economy Uses *
- IC17 Food Retailing *
- IC18 Retail Warehouses *
- IC19 Retailing Within Industrial Sites *
- IC20 Retail Development Outside the Built-Up Area *
- IC21 Take-Away Food Outlets *
- IC22 Beach Kiosks *

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GENERAL POLICIES	
<p>thought from the developer</p> <p>Planning permission will be refused for proposals that do not meet satisfactory provision for infrastructure or amenities that are necessary for the development.</p>	
<p>Policy Q11 – Sites of Special Interest</p> <p>Sites of Special Interest will be designated for protection in recognition of the importance of these:</p> <ul style="list-style-type: none"> • special zoological, ecological, botanical or geological interest, or • special architectural, archaeological, artistic, historical, scientific, or traditional interest that attaches to a building or place. <p>Written guidance will be provided and advice offered on appropriate management and maintenance practices for Sites of Special Interest.</p> <p>There will be a presumption against development that would have an adverse impact on the special character of a Site of Special Interest.</p> <p>Where a proposed or designated Site of Special Interest is at risk of damage, and an agreement with the landowner or tenant to avoid such damage cannot be made, the Planning & Environment Department may consider acquisition to safeguard and manage the site as an alternative to its relicensing.</p> <p>Where land is voluntarily put up for sale the Planning & Environment Department may purchase proposed or designated Sites of Special Interest and manage them or enable other appropriate bodies to manage them. This will be subject to State approval.</p>	
<p>Policy Q12 – Archaeological Resources</p> <p>Policy Q13 – Buildings and Places of Architectural and Historic Interest</p> <p>There will be a presumption in favour of the preservation of the architectural and historic character and integrity of buildings and places. Applications for the alteration or change of use of a registered building must contain sufficient information to permit the impact on the fabric and appearance of the building to be assessed. Permission will not necessarily be granted for the:</p> <ol style="list-style-type: none"> 1. total or partial demolition of a registered building; 2. extension of the external elevation walls which would adversely affect the architectural or historic interest, character or setting of a registered building or place; 3. addition of external items, including satellite dishes, antennae, signs, solar panels, air-con, and PVCu or aluminium doors or windows, which would adversely affect the special interest or character of the building; and 4. removal of natural cooling materials and window frames and their replacement with modern alternative materials. <p>In addition, where the registered building is designated as a Site of Special Interest, permission will not be granted for alterations which would have an adverse impact on the internal structure, historic interior and fittings.</p> <p>Permission may be granted for partial demolition, but only for the removal of non-protected additions to the building, where their removal would not harm, or would improve the historic character and appearance of the building or its setting.</p>	
<p>Policy Q14 – Protection of Trees</p> <p>Proposals which would result in the loss of or damage to protected and other significant trees will not normally be permitted.</p> <p>The Planning & Environment Department will seek to protect trees where they make a significant contribution to amenity by maintaining a List of Protected Trees. Trees worthy of preservation and treatment by listing grants will be placed under immediate protection orders.</p>	
<p>Policy Q15 – Replacement Buildings</p>	

GENERAL POLICIES	
<p>The replacement of buildings will normally only be permitted where the proposed development would:</p> <ol style="list-style-type: none"> 1. enhance the appearance of the site and its surroundings; 2. respect a building that is not appropriate to repair or rebuild; 3. not have an unreasonable impact on neighbouring uses and the local environment by reason of visual intrusion or other amenity considerations; 4. involve loss of an existing building that is unsympathetic to the character and amenity of the area; and 5. be in accordance with other principles and policies of the Plan. <p>Policy Q16 – Demolition of Buildings</p> <p>The demolition of a building or part of a building will normally only be permitted where the proposal:</p> <ol style="list-style-type: none"> 1. involves the demolition of a building or part of a building that it is not appropriate to repair or rebuild; 2. would not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; 3. would not have an unacceptable impact on the character and amenity of the area; 4. makes adequate provision for the management of waste material arising from demolition as required by CDD, IED, and 5. is in accordance with other principles and policies of the Plan. <p>Policy Q17 – Contaminated Land</p> <p>Proposals for development on contaminated land will normally be permitted where:</p> <ol style="list-style-type: none"> 1. the developer carries out and funds a full and satisfactory investigation of the condition of the site to include, and fully identify, the nature and extent of contamination present and where it can be ascertained, the period over which contamination occurred; 2. the developer proposes a satisfactory programme of works to test and/or remove the contamination present in a manner that is acceptable to the relevant regulatory bodies; and 3. the proposal is in accordance with other principles and policies of the Plan. <p>Policy Q18 – Signs and Advertisements</p> <p>Consent will continue to be exercised over the display of advertisements, signs and notice boards. Those requiring consent will only be permitted where they are well sited, suitably designed and in accordance with the relevant supplementary guidance.</p> <p>Policy Q19 – Satellite Antennae</p> <p>Policy Q20 – Light Pollution</p>	

COUNTRYSIDE POLICIES	
Policy C1 – Sustainability and Stewardship of the Countryside	The Planning & Environment Department in conjunction with the Agriculture and Fisheries Committee, will support the sustainable use and stewardship of the countryside.
Policy C1 – Zone of Outstanding Character	The natural beauty and distinctive character of the Zone of Outstanding Character designated on the Island Proposals Map will be given the highest level of protection and this will be given priority over all other planning considerations. In the core this will be the strongest presumption against development.
	Proposals for the development of existing residential properties in this zone will only be permitted where they are within the same or extended footprint of the existing dwelling, where any such proposal makes a positive contribution to the character of the area and where it is in accordance with all other principles and policies of the Plan.
	There is a presumption against the redevelopment of existing non-residential buildings for residential and other uses in the core of the Zone of Outstanding Character. Any development which is permitted within the sub-section of the Committee, but the redevelopment of existing non-residential buildings for residential and other uses in the sub-section of the area, it is expected that such developments would add a significant contribution to the character of the area and where it is in accordance with all other principles and policies of the Plan.
	There is a presumption against the redevelopment of existing non-residential buildings for residential and other uses in the sub-section of the area, it is expected that such developments would add a significant contribution to the character of the area and where it is in accordance with all other principles and policies of the Plan.
	There will be a presumption against the redevelopment of existing agricultural buildings and, where redundant, the Committee will seek to encourage their reuse in this zone.
	Extensions to existing buildings will not normally be permitted and any other forms of development will be strongly resisted unless they are proven to be in the Island interest.
	All proposals in the zone will be subject to rigorous examination of their environmental implications and the Planning & Environment Department will not normally grant planning permission to be carried out by any development likely to have a significant effect on the environment. In exercising its functions under the Act, the Planning & Environment Department may attach conditions relating to landscape considerations.
Policy C2 – Green Zone	The area designated as Green Zone on the Island Proposals Map will be given a high level of protection and there will be a general presumption against all forms of new development for all other purposes.
	The Planning & Environment Department recognises, however, that within this zone there are many buildings and established uses and that to preclude all forms of development would be unreasonable. Thus, the following types of development may be permitted but only where the scale, location and design would not detract from, or unreasonably harm the visually sensitive character and scenic quality of the zone.
	1. domestic extensions and alterations;
	2. limited ancillary or ancillary buildings within the curtilage of a domestic dwelling;
	3. conversions of existing buildings to appropriate and non-intrusive residential, community, cultural, tourism, recreational and commercial uses;
	4. new development on an existing agricultural holding which is essential to the needs of agriculture and which is in accordance with Policies C2B and C2C;
	5. suitable proposals for diversification in the agriculture industry in accordance with Policy C1E;
	6. extensions to existing tourist accommodation in accordance with Policy TR1;
	7. small-scale proposals for new or extended cultural and tourism attractions which are sensitively sited to the distinctive landscape character and heritage of the area and which are in accordance with Policy TR2;
	8. small-scale proposals for the development of new cultural and recreational resources which are sensitively sited to the distinctive landscape character and heritage of the area and which are in accordance with Policy TR2;
	9. conversions;

COUNTRYSIDE POLICIES	
10. development that has been proven to be in the Island interest and that is not directly related to the Island interest	Proposals for new developments which would be outside the building area will only be permitted in the Green Zone where it is demonstrated that there are no suitable alternative sites available in the Countryside Zone and where, where possible, new buildings should be sited near to existing ones or within an existing group of buildings.
	In all cases, the acceptable bulk will be where a development proposal will be permitted will be its impact on the visually sensitive character of the zone and whether it accords with the principles of sustainability which underwrite the Plan. For the avoidance of doubt:
	1. large scale developments will be strongly resisted, unless they are proven to be in the Island interest;
	2. there will be a presumption against the redevelopment of modern agricultural buildings;
	3. there will be a presumption against the redevelopment of other commercial buildings. Exceptions may only be permitted where it is demonstrated, to the satisfaction of the Committee, that the redevelopment would give rise to substantial environmental gains and a significant contribution to the character of the area. It is expected that such developments would add a significant contribution to the character of the area and where it is in accordance with all other principles and policies of the Plan.
	4. there will be a presumption against the approval of extensions to commercial premises, other than extensions to tourist accommodation and tourist attractions. However, limited extensions may be permitted in exceptional circumstances where the proposals are designed to improve the appearance of the properties and enhance their surroundings;
	5. applications which seek to extend a dwelling to house a dependent relative will only be permitted where the Committee is satisfied that the development;
	6. is for a genuine extension to the property and not for a unit of accommodation that can be independently used as a flat;
	7. would form a subsidiary part of the main dwelling and;
	8. can be integrated as additional accommodation within the main dwelling when it is no longer required for its original purpose;
	9. applications for the development of new dwellings will not normally be permitted unless it is demonstrated, to the satisfaction of the Committee, that the development will give rise to substantial environmental gains and a significant contribution to the character of the area and where it is in accordance with all other principles and policies of the Plan.
	10. new development on an existing agricultural holding which is essential to the needs of agriculture and which is in accordance with Policies C2B and C2C;
	11. suitable proposals for diversification in the agriculture industry in accordance with Policy C1E;
	12. extensions to existing tourist accommodation in accordance with Policy TR1;
	13. small-scale proposals for new or extended cultural and tourism attractions which are sensitively sited to the distinctive landscape character and heritage of the area and which are in accordance with Policy TR2;

Policy C2 – Countryside Zone

The area outside the Zone of Outstanding Character, the Green Zone and the building area is designated as Countryside Zone. It will be given a high level of protection and there will be a general presumption against all forms of new development for all other purposes.

The Planning & Environment Department recognises, however, that within this zone there are many buildings and established uses and that to preclude all forms of development would be unreasonable. Thus, the following types of development may be permitted but only where the scale, location and design would not detract from, or unreasonably harm the visually sensitive character and scenic quality of the countryside.

1. domestic extensions and alterations;
2. limited ancillary or ancillary buildings within the curtilage of a domestic dwelling;
3. conversions of existing buildings to appropriate and non-intrusive residential, community, cultural, tourism, recreational and commercial uses;
4. new development on an existing agricultural holding which is essential to the needs of agriculture in accordance with Policies C2B and C2C;
5. suitable proposals for diversification in the agriculture industry in accordance with Policy C1E;
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COUNTRYSIDE POLICIES	
<p>5. include the provision of satisfactory drainage and other service infrastructure;</p> <p>6. not lead to unacceptable problems of traffic generation, safety or parking; and</p> <p>7. be in accordance with other principles and policies of the Plan.</p> <p>Proposals which do not satisfy these criteria will not normally be permitted.</p>	<p>Policy C17 - New Dwellings for Agricultural Workers</p> <p>There will be a presumption against proposals for dwellings for agricultural workers in new and permanent buildings, unless it is demonstrated to the satisfaction of the Planning & Environment Department that the proposal:</p> <ol style="list-style-type: none"> is essential to the proper function of the farm holding; cannot be provided on a site within the boundary of the holding area and to meet the functional need; cannot be provided by re-arranging, subdividing or extending an existing building on the holding; where possible is located within or adjacent to the existing farmstead or other farm buildings on the holding; is of a size appropriate to its functional need; will not unreasonably affect the character and amenity of the area; will not have an unacceptable visual impact; will not have an unacceptable impact on a Site of Special Interest or a Building of Local Importance; will not have an unacceptable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; includes the provision of satisfactory means drainage and other service infrastructure; and is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Where consent is granted for agricultural workers' accommodation, the Committee will attach a condition to the approval requiring employment in agriculture, for as long as there is a need. The Committee will not reach an agricultural workers' condition.</p>
<p>Policy C18 - Change of Use and/or Conversion of Traditional Farm Buildings</p> <p>Applications for the change of use and/or conversion of traditional farm buildings to other appropriate commercial and community uses, residential and holiday accommodation or the site of fresh local farm produce, will normally be permitted, provided the building:</p> <ol style="list-style-type: none"> is redundant for agricultural use; is appropriate in materials and character to the building and its context; adequately enhances the character and amenity of the surrounding area; will not have an unacceptable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; will not have an unacceptable visual impact; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to unacceptable problems of traffic generation, safety or parking; includes, for the provision of satisfactory means drainage and other service infrastructure; and is in accordance with other principles and policies of the Plan. 	<p>Policy C18 - Change of Use and/or Conversion of Traditional Farm Buildings</p> <p>There is a presumption against the development of redundant and derelict glasshouses for non-agricultural purposes, in exceptional circumstances the development of redundant glasshouses for non-agricultural purposes may be permitted, provided that the development:</p> <ol style="list-style-type: none"> can be successfully integrated with the built-up area of St. Helier, or an urban or key rural settlement; will not have an unacceptable visual impact or unreasonably affect the character and amenity of the area; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to unacceptable problems of traffic generation, safety or parking; is appropriate in scale, form, massing, density and character to the site and its context; includes, for the provision of satisfactory means drainage and other service infrastructure; and is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Where in alternative use of the redundant glasshouse site is appropriate the Planning & Environment Department in conjunction with the Agriculture and Fisheries Committee will seek to encourage and assist in their removal and</p>

COUNTRYSIDE POLICIES	
<p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>The redundancy of the building to both the farm unit and to agriculture as a whole must be proved by the applicant. The Agriculture and Fisheries Committee will be requested to assist the Planning & Environment Department to evaluate the applicant's assessment of redundancy.</p> <p>Where permission is granted, the Committee will, as appropriate, impose conditions relating to external storage of materials, parking, landscaping and visual improvements to the building.</p>	<p>Policy C19 - Change of Use and/or Conversion of Old Farm Buildings</p> <p>Applications for the change of use and/or conversion of old farm buildings will normally be permitted where they are an effective use of the redundancy to both the farm unit and to agriculture as a whole is proven by the applicant to the satisfaction of the Planning & Environment Department, the building is not of a strategic importance to the agricultural industry and provided that the development:</p> <ol style="list-style-type: none"> is an appropriate use of the building, such as industry, warehousing and distribution uses; relates to a redundant building where the applicant has demonstrated that, over a period of twelve months, he has tried unsuccessfully to find an appropriate alternative use for agricultural purposes; will not create a demand for a new replacement building; will not unreasonably affect the character and amenity of the area; will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; will not have an unacceptable visual impact; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to unacceptable problems of traffic generation, safety or parking; includes, for the provision of satisfactory means drainage and other service infrastructure; and is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Where permission is granted, the Committee will, as appropriate, impose conditions relating to external storage of materials, parking, landscaping and visual improvements to the building.</p>
<p>Policy C20 - Redundant Glasshouses</p> <p>There is a presumption against the development of redundant and derelict glasshouses for non-agricultural purposes, in exceptional circumstances the development of redundant glasshouses for non-agricultural purposes may be permitted, provided that the development:</p> <ol style="list-style-type: none"> can be successfully integrated with the built-up area of St. Helier, or an urban or key rural settlement; will not have an unacceptable visual impact or unreasonably affect the character and amenity of the area; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to unacceptable problems of traffic generation, safety or parking; is appropriate in scale, form, massing, density and character to the site and its context; includes, for the provision of satisfactory means drainage and other service infrastructure; and is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Where in alternative use of the redundant glasshouse site is appropriate the Planning & Environment Department in conjunction with the Agriculture and Fisheries Committee will seek to encourage and assist in their removal and</p>	<p>Policy C20 - Redundant Glasshouses</p> <p>There is a presumption against the development of redundant and derelict glasshouses for non-agricultural purposes, in exceptional circumstances the development of redundant glasshouses for non-agricultural purposes may be permitted, provided that the development:</p> <ol style="list-style-type: none"> can be successfully integrated with the built-up area of St. Helier, or an urban or key rural settlement; will not have an unacceptable visual impact or unreasonably affect the character and amenity of the area; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to unacceptable problems of traffic generation, safety or parking; is appropriate in scale, form, massing, density and character to the site and its context; includes, for the provision of satisfactory means drainage and other service infrastructure; and is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Where in alternative use of the redundant glasshouse site is appropriate the Planning & Environment Department in conjunction with the Agriculture and Fisheries Committee will seek to encourage and assist in their removal and</p>

COUNTRYSIDE POLICIES

Applications for and where applicable, are approved for new 2000 hours that will be accompanied by a condition requiring the removal of the transfer date, if the job becomes redundant.

BUILT ENVIRONMENT POLICIES	
<p>Policy BE2 – Proposals in the Town of St. Helier</p> <p>In considering development proposals in the town of St. Helier, the Planning & Environment Department will take the following matters into account as appropriate:</p> <ol style="list-style-type: none"> 1. the context of the development and its contribution to built form, townscape, public realm and amenity open spaces; 2. the protection of local historic character by limiting adverse impacts upon historic and cultural resources; 3. the protection of open spaces and trees which make an important positive contribution to the character and quality of the town; 4. the potential to regenerate sensitive areas of the town, to remove eyesores and restore unattractively sited; 5. the quality and character of the proposed development and the positive contribution it would make to the town; 6. the conclusion that the development would make to the vitality and viability of the town; 7. the potential benefits of the development in terms of accessibility and sustainable movement into, through and out of the town; and 8. other principles and policies of the Plan. <p>Proposals that are not appropriate in relation to the above criteria will not normally be permitted.</p>	<p>Policy BE3 – Town Centre Vitality</p> <p>Within the town centre, the Planning & Environment Department will seek to promote the vitality and viability of the Town Centre as defined on the Town Proposals Map. In considering development proposals in the Town Centre, the Committee will seek to:</p> <ol style="list-style-type: none"> 1. protect and enhance the historic character of the town; 2. resist the loss of existing ground floor retail units to non-retail uses; 3. resist the loss of residential units within the town centre; 4. assist with the retention of un-neighbourly voids where opportunities arise and an appropriate alternative site is available; 5. support the conversion of under-utilised upper floors to residential. In such cases, normal residential standards may be applied flexibly to enable the best use to be made of such accommodation; 6. support the preservation and viability of the covered markets; 7. support proposals for all-weather activities associated with restaurants, bars and cafes and outdoor performances subject to there being no unacceptable loss of amenity to neighbouring users or unacceptable public safety issues; 8. support the extension of pedestrian improvement areas and other pedestrian improvements; 9. support streetscape enhancements which raise the quality of the public realm; 10. support schemes that take into account the need to design out crime and facilitate personal safety and security, particularly in relation to car parks and pedestrian links to them; and 11. reduce the adverse effects of traffic. <p>Within the town centre, the Committee will seek to ensure that redevelopment schemes provide new residential accommodation areas that is reasonably acceptable and desirable.</p>
<p>Policy BE4 – Watersport Development Area</p> <p>The Planning & Environment Department will support all developments that come forward within the Watersport Development Area to be in line with the approved Development Framework. Applications that do not accord with the Development Framework will not normally be permitted.</p>	<p>Policy BE5 – Percent for Art</p> <p>The Planning & Environment Department will seek to negotiate the voluntary allocation of an appropriate percentage of design and development costs to the provision of public art. Agreements will be sought except in a completed final</p> <ol style="list-style-type: none"> 1. both the scale and location of a new development are appropriate for the inclusion of public art, and

BUILT ENVIRONMENT POLICIES	
<p>Policy BE5 – Tall Buildings</p> <p>Tall buildings, defined as those either above 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.</p> <p>In addition to needing to be in accordance with all other policies and principles of the Plan, tall buildings will be closely assessed for their:</p> <ol style="list-style-type: none"> 1. appropriateness to the location and context; 2. visual impact; 3. design quality; and 4. contribution to the character of St. Helier. <p>Development proposals which fail to justify their exceptional height will not normally be permitted.</p>	<p>Policy BE6 – Important Open Spaces</p> <p>There will be a presumption against the loss of important open space as designated on the Island and Town Proposals Maps.</p> <p>In order to better understand the function and/or open space, the links between spaces and to identify areas of need or surplus in space provision, the Planning & Environment Department will initiate the preparation of an open space strategy.</p>
<p>Policy BE10 – Green Backdrop Zone</p> <p>The Green Backdrop Zone is designated on the Island and Town Proposals Maps. Within this zone, development will only be permitted where:</p> <ol style="list-style-type: none"> 1. the natural landscape retains the dominant element in the scene; 2. it sets particular regard to the retention of existing vegetation; 3. it presents satisfactory proposals for new planting; and 4. it accords with all other principles and policies of the Plan. 	<p>Policy BE11 – Shoreline Zone</p> <p>A Shoreline Zone is designated on the Island and Town Proposals Maps.</p> <p>Within this zone, there will be a presumption against new buildings or extensions to existing buildings where such development will fill gaps or obstruct public views to the landscape and sea. Particular attention will therefore be paid to the public realm and height of any proposed developments.</p> <p>There will be a presumption against the loss of open spaces that are considered important for amenity and the preservation of views.</p> <p>Public access to and along the shoreline will be protected and enhanced, where possible.</p> <p>Proposals which seek to take the beach and provide a design of the public realm within the zone, particularly with regard to promenade, car parks and other waterfront areas will be rigorously considered.</p> <p>Proposals for the construction of a land reclamation scheme adjacent to St. Aubin's Harbour, including public car parking, to restore St. Aubin's village to unique character, as approved by the States on 23 July 1996, will be rigorously considered.</p>
<p>Policy BE12 – Percent for Art</p> <p>The Planning & Environment Department will seek to negotiate the voluntary allocation of an appropriate percentage of design and development costs to the provision of public art. Agreements will be sought except in a completed final</p> <ol style="list-style-type: none"> 1. both the scale and location of a new development are appropriate for the inclusion of public art, and 	

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<p>Policy BE4 – Watersport Development Area</p> <p>The Planning & Environment Department will support all developments that come forward within the Watersport Development Area to be in line with the approved Development Framework. Applications that do not accord with the Development Framework will not normally be permitted.</p>	<p>Policy BE5 – Percent for Art</p> <p>The Planning & Environment Department will seek to negotiate the voluntary allocation of an appropriate percentage of design and development costs to the provision of public art. Agreements will be sought except in a completed final</p> <ol style="list-style-type: none"> 1. both the scale and location of a new development are appropriate for the inclusion of public art, and

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<p>Policy BE12 – Percent for Art</p> <p>The Planning & Environment Department will seek to negotiate the voluntary allocation of an appropriate percentage of design and development costs to the provision of public art. Agreements will be sought except in a completed final</p> <ol style="list-style-type: none"> 1. both the scale and location of a new development are appropriate for the inclusion of public art, and 	<p>Policy BE13 – Percent for Art</p> <p>The Planning & Environment Department will seek to negotiate the voluntary allocation of an appropriate percentage of design and development costs to the provision of public art. Agreements will be sought except in a completed final</p> <ol style="list-style-type: none"> 1. both the scale and location of a new development are appropriate for the inclusion of public art, and

HOUSING POLICIES	
<p>Policy H11 – Provision of Homes</p> <p>The Planning & Environment Department will make provision for sufficient land and opportunities to meet the requirements for homes over the Plan period.</p> <p>The Plan shows for 2,800 homes to be built over the first five years of the Plan period of which 1,850 will be for Category A homes and 1,910 will be for Category B homes. Land will be made to ensure that sufficient land is available to meet the requirements for Category A homes in the first five years to 2026.</p> <p>Consideration of sites designated in the Plan (including the re-designation of Category A housing in Ballinacree) will be required to the Planning & Environment Department to provide income or revenue to meet the identified needs for housing over that period.</p>	<p>Policy H10 – Loss of Housing Units</p> <p>Proposals that would lead to the loss of residential units or floorspace will not normally be permitted. Where a proposal would lead to a loss of residential units or floorspace, applicants will normally be expected to replace the loss of residential units or floorspace to the satisfaction of the Planning and Environment and Housing Committees. Units may instead be provided on an alternative non-residential site.</p>
<p>Policy H12 – Housing Density and Standards</p> <p>The Planning & Environment Department will continue to promote the efficient use of land commensurate with required specifications and standards and will continue to encourage the development of new housing in areas where the development is in the central area of the Plan period. The Planning & Environment Department will continue to ensure the continued applicability of the guidelines.</p>	<p>Policy H13 – Loss of Housing Units</p> <p>Proposals that would lead to the loss of residential units or floorspace will not normally be permitted. Where a proposal would lead to a loss of residential units or floorspace, applicants will normally be expected to replace the loss of residential units or floorspace to the satisfaction of the Planning and Environment and Housing Committees. Units may instead be provided on an alternative non-residential site.</p>
<p>Policy H14 – Housing Development Within the Built-up Area</p> <p>Proposals for new buildings, extensions or alterations to existing buildings or changes of use to residential, will normally be permitted within the boundary of the built-up area as defined on the Habitats Protection Map, provided that the proposal:</p> <ol style="list-style-type: none"> is in accordance with the required standards for housing as set by the Planning & Environment Department; will not unreasonably affect the character and amenity of the area; will not have an unacceptable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to unacceptable problems of traffic generation, safety or parking; makes use of existing buildings where possible; is appropriate in scale, form, massing, density and design to the site and its context; incorporates where appropriate satisfactory provision of amenity and public open spaces, to include landscaping and children's play facilities; makes provision for satisfactory means drainage and other service infrastructure; takes into account the need to design out crime and facilitate personal safety and security; and is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Inclusive approaches to the conversion of existing buildings to residential use will be encouraged where they conform with the other principles and policies of the Plan.</p>	<p>Policy H11 – Provision of Homes</p> <p>The Planning & Environment Department will make provision for sufficient land and opportunities to meet the requirements for homes over the Plan period.</p> <p>The Plan shows for 2,800 homes to be built over the first five years of the Plan period of which 1,850 will be for Category A homes and 1,910 will be for Category B homes. Land will be made to ensure that sufficient land is available to meet the requirements for Category A homes in the first five years to 2026.</p> <p>Consideration of sites designated in the Plan (including the re-designation of Category A housing in Ballinacree) will be required to the Planning & Environment Department to provide income or revenue to meet the identified needs for housing over that period.</p>
<p>Policy H15 – Conversion of Buildings to Smaller Units and Multiple Occupation</p> <p>The conversion of large buildings into smaller self-contained dwelling units will only be permitted if the development:</p> <ol style="list-style-type: none"> is in accordance with the required standards for housing as set by the Planning & Environment Department; will not unreasonably affect the character and amenity of the area; 	<p>Policy H12 – Housing Density and Standards</p> <p>The Planning & Environment Department will continue to promote the efficient use of land commensurate with required specifications and standards and will continue to encourage the development of new housing in areas where the development is in the central area of the Plan period. The Planning & Environment Department will continue to ensure the continued applicability of the guidelines.</p>

HOUSING POLICIES	
<p>Policy H16 – Registered Lodging Accommodation</p> <p>The building of new and conversion of buildings for registered lodging accommodation will normally be permitted, provided that the development:</p> <ol style="list-style-type: none"> meets the required standards set for registered lodging routes; meets the required standards set for registered lodging routes; 	<p>Policy H10 – Loss of Housing Units</p> <p>Proposals that would lead to the loss of residential units or floorspace will not normally be permitted. Where a proposal would lead to a loss of residential units or floorspace, applicants will normally be expected to replace the loss of residential units or floorspace to the satisfaction of the Planning and Environment and Housing Committees. Units may instead be provided on an alternative non-residential site.</p>
<p>Policy H17 – Registered Lodging Accommodation</p> <p>The building of new and conversion of buildings for registered lodging accommodation will normally be permitted, provided that the development:</p> <ol style="list-style-type: none"> meets the required standards set for registered lodging routes; meets the required standards set for registered lodging routes; 	<p>Policy H13 – Housing to Meet Special Requirements</p> <p>The Planning & Environment Department will encourage the provision of housing to meet the specific needs of the elderly and those with disabilities. Developments of tenets or more homes should normally ensure that at least five per cent of housing units are fully accessible to those with disabilities.</p> <p>Proposals for housing to meet the specific needs of the elderly and those with disabilities, including sheltered accommodation, residential care and nursing homes, will normally be permitted, provided that the development:</p> <ol style="list-style-type: none"> is within a convenient distance of local shopping, public transport, community facilities and services; is on a site which can offer an appropriate standard of amenity and security; is designed and constructed or can be adapted to accommodate the specific requirements of the intended residents; is located where provision for education, leisure, recreation and other community facilities is adequate or can be provided to meet the needs arising from the proposal; will not unreasonably affect the character and amenity of the area; will not have an unacceptable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; will not have an unacceptable visual impact; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; is appropriate in scale, form, massing, density and character to the site and its context; includes the provision of satisfactory means drainage and other service infrastructure; and is in accordance with other principles and policies of the Plan. <p>Proposals for sites which do not satisfy these criteria will not normally be permitted.</p>

HOUSING POLICIES	
<p>Policy H11 – Provision of Homes</p> <p>The Planning & Environment Department will make provision for sufficient land and opportunities to meet the requirements for homes over the Plan period.</p> <p>The Plan shows for 2,800 homes to be built over the first five years of the Plan period of which 1,850 will be for Category A homes and 1,910 will be for Category B homes. Land will be made to ensure that sufficient land is available to meet the requirements for Category A homes in the first five years to 2026.</p> <p>Consideration of sites designated in the Plan (including the re-designation of Category A housing in Ballinacree) will be required to the Planning & Environment Department to provide income or revenue to meet the identified needs for housing over that period.</p>	<p>Policy H11 – Provision of Homes</p> <p>The Planning & Environment Department will make provision for sufficient land and opportunities to meet the requirements for homes over the Plan period.</p> <p>The Plan shows for 2,800 homes to be built over the first five years of the Plan period of which 1,850 will be for Category A homes and 1,910 will be for Category B homes. Land will be made to ensure that sufficient land is available to meet the requirements for Category A homes in the first five years to 2026.</p> <p>Consideration of sites designated in the Plan (including the re-designation of Category A housing in Ballinacree) will be required to the Planning & Environment Department to provide income or revenue to meet the identified needs for housing over that period.</p>
<p>Policy H12 – Housing Density and Standards</p> <p>The Planning & Environment Department will continue the efficient use of land commensurate with improved specifications and standards and undertake a review of the current standards for residential development in the central area of the Plan period. The review will include and review at five-year intervals to ensure the continued applicability of the guidelines.</p>	<p>Policy H12 – Housing Density and Standards</p> <p>The Planning & Environment Department will continue the efficient use of land commensurate with improved specifications and standards and undertake a review of the current standards for residential development in the central area of the Plan period. The review will include and review at five-year intervals to ensure the continued applicability of the guidelines.</p>
<p>Policy H13 – Housing Development Within the Built-up Area</p> <p>Proposals for new buildings, extensions or alterations to existing buildings or changes of use to residential, will normally be permitted within the boundary of the built-up area as defined on the Habitats Protection Map, provided that the proposal:</p> <ol style="list-style-type: none"> 1. is in accordance with the required standards for housing as set by the Planning & Environment Department; 2. will not unreasonably affect the character and amenity of the area; 3. will not have an unacceptable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations; 4. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; 5. will not lead to unacceptable problems of traffic generation, safety or parking; 6. makes use of existing buildings where possible; 7. is appropriate in scale, form, massing, density and design to the site and its context; 8. incorporates where appropriate satisfactory provision of amenity and public open spaces, to include landscaping and children's play facilities; 9. makes provision for satisfactory means drainage and other service infrastructure; 10. takes into account the need to design out crime and facilitate personal safety and security; and 11. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Inclusive approaches to the conversion of existing buildings to residential use will be encouraged where they conform with the other principles and policies of the Plan.</p>	<p>Policy H13 – Housing Development Within the Built-up Area</p> <p>Proposals for new buildings, extensions or alterations to existing buildings or changes of use to residential, will normally be permitted within the boundary of the built-up area as defined on the Habitats Protection Map, provided that the proposal:</p> <ol style="list-style-type: none"> 1. is in accordance with the required standards for housing as set by the Planning & Environment Department; 2. will not unreasonably affect the character and amenity of the area; 3. will not have an unacceptable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations; 4. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; 5. will not lead to unacceptable problems of traffic generation, safety or parking; 6. makes use of existing buildings where possible; 7. is appropriate in scale, form, massing, density and design to the site and its context; 8. incorporates where appropriate satisfactory provision of amenity and public open spaces, to include landscaping and children's play facilities; 9. makes provision for satisfactory means drainage and other service infrastructure; 10. takes into account the need to design out crime and facilitate personal safety and security; and 11. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Inclusive approaches to the conversion of existing buildings to residential use will be encouraged where they conform with the other principles and policies of the Plan.</p>
<p>Policy H14 – Conversion of Buildings to Smaller Units and Multiple Occupation</p> <p>The conversion of large buildings into smaller self-contained dwelling units will only be permitted if the development:</p> <ol style="list-style-type: none"> 1. is in accordance with the required standards for housing as set by the Planning & Environment Department; 2. will not unreasonably affect the character and amenity of the area; 	<p>Policy H14 – Conversion of Buildings to Smaller Units and Multiple Occupation</p> <p>The conversion of large buildings into smaller self-contained dwelling units will only be permitted if the development:</p> <ol style="list-style-type: none"> 1. is in accordance with the required standards for housing as set by the Planning & Environment Department; 2. will not unreasonably affect the character and amenity of the area;

HOUSING POLICIES	
<p>Policy H10 – Loss of Housing Units</p> <p>Proposals that would lead to the loss of residential units or floorspace will not normally be permitted. Where a proposal would lead to a loss of residential units or floorspace, applicants will normally be expected to replace the loss of residential units or floorspace in full through the acquisition of the Planning and Environment and Housing Committee. Units may instead be provided on an alternative non-residential site.</p>	<p>Policy H10 – Loss of Housing Units</p> <p>Proposals that would lead to the loss of residential units or floorspace will not normally be permitted. Where a proposal would lead to a loss of residential units or floorspace, applicants will normally be expected to replace the loss of residential units or floorspace in full through the acquisition of the Planning and Environment and Housing Committee. Units may instead be provided on an alternative non-residential site.</p>
<p>Policy H11 – Housing to Meet Special Requirements</p> <p>The Planning & Environment Department will encourage the provision of housing to meet the specific needs of the elderly and those with disabilities. Developments of tenets or more homes should normally ensure that at least five per cent of housing units are fully accessible to those with disabilities.</p> <p>Proposals for housing to meet the specific needs of the elderly and those with disabilities, including sheltered accommodation, residential care and nursing homes, will normally be permitted, provided that the development:</p> <ol style="list-style-type: none"> 1. is within a convenient distance of local shopping, public transport, community facilities and services; 2. is on a site which can offer an appropriate standard of amenity and security; 3. is designed and constructed or can be adapted to accommodate the specific requirements of the intended residents; 4. is located where provision for education, leisure, recreation and other community facilities is adequate or can be provided to meet the needs arising from the proposal; 5. will not unreasonably affect the character and amenity of the area; 6. will not have an unacceptable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; 7. will not have an unacceptable visual impact; 8. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; 9. is appropriate in scale, form, massing, density and character to the site and its context; 10. includes the provision of satisfactory means drainage and other service infrastructure; and 11. is in accordance with other principles and policies of the Plan. <p>Proposals for sites which do not satisfy these criteria will not normally be permitted.</p>	<p>Policy H11 – Housing to Meet Special Requirements</p> <p>The Planning & Environment Department will encourage the provision of housing to meet the specific needs of the elderly and those with disabilities. Developments of tenets or more homes should normally ensure that at least five per cent of housing units are fully accessible to those with disabilities.</p> <p>Proposals for housing to meet the specific needs of the elderly and those with disabilities, including sheltered accommodation, residential care and nursing homes, will normally be permitted, provided that the development:</p> <ol style="list-style-type: none"> 1. is within a convenient distance of local shopping, public transport, community facilities and services; 2. is on a site which can offer an appropriate standard of amenity and security; 3. is designed and constructed or can be adapted to accommodate the specific requirements of the intended residents; 4. is located where provision for education, leisure, recreation and other community facilities is adequate or can be provided to meet the needs arising from the proposal; 5. will not unreasonably affect the character and amenity of the area; 6. will not have an unacceptable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; 7. will not have an unacceptable visual impact; 8. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; 9. is appropriate in scale, form, massing, density and character to the site and its context; 10. includes the provision of satisfactory means drainage and other service infrastructure; and 11. is in accordance with other principles and policies of the Plan. <p>Proposals for sites which do not satisfy these criteria will not normally be permitted.</p>
<p>Policy H12 – Registered Lodging Accommodation</p> <p>The building of new and conversion of buildings for registered lodging accommodation will normally be permitted, provided that the development:</p> <ol style="list-style-type: none"> 1. meets the required standards set for registered lodging routes; 2. meets the required standards set for registered lodging routes; 	<p>Policy H12 – Registered Lodging Accommodation</p> <p>The building of new and conversion of buildings for registered lodging accommodation will normally be permitted, provided that the development:</p> <ol style="list-style-type: none"> 1. meets the required standards set for registered lodging routes; 2. meets the required standards set for registered lodging routes;

INDUSTRY & COMMERCE POLICIES	
<p>Policy IC2 – Offices in St. Helier Town Centre</p> <p>The development of new offices, and extensions to existing office accommodation, will normally be permitted within the St. Helier Town Centre as defined on the Town Proposals Map, provided that the proposal:</p> <ol style="list-style-type: none"> will make a positive contribution to the vitality, character and amenity of the area; is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; makes use of existing buildings where possible; is appropriate in scale, form, massing, density and design to the site and its context; will not result in the loss of a ground floor retail use; will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to unacceptable problems of traffic, generation, safety or parking; will not lead to the loss of residential units; takes into account the need to design bicycle and bicycle pedestrian safety and security; and is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p>	<p>Policy IC3 – Offices Outside of St. Helier Town Centre</p> <p>Some new office development may be permitted within the Village north of La Rivière de la Liberation and the following Action Areas as defined on the Town Proposals Map:</p> <ul style="list-style-type: none"> Par Road/Commercial Buildings (Action Area 1) Town Park Area (Action Area 3) and Geostreet Street (Action Area 5) <p>The appropriate level of new office development in these areas will be determined through the preparation of Action Area Development Frameworks and the 'Walkabout' Framework.</p> <p>Applications for development within the four areas will normally be permitted, provided that the proposal:</p> <ol style="list-style-type: none"> will make a positive contribution to the vitality, character and amenity of the area; is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; makes use of existing buildings where possible; is appropriate in scale, form, massing, density and design to the site and its context; will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to unacceptable problems of traffic, generation, safety or parking; will not lead to the loss of residential units; takes into account the need to design cycle routes and facilities for personal safety and security; and

INDUSTRY & COMMERCE POLICIES	
<p>10. is in accordance with other principles and policies of the Plan.</p> <p>Proposals which do not satisfy these criteria will not normally be permitted. Outside of St. Helier Town Centre, the Village, Action Area, new office developments will normally be permitted except where they accord with Policies IC2 and IC3.</p> <p>Policy IC4 – Other Small Scale Office Developments</p> <p>Small scale office development will normally be permitted within the town of St. Helier, the urban and key rural settlements where the proposal:</p> <ol style="list-style-type: none"> will not unreasonably affect the character and amenity of the area; will not have an unacceptable visual impact; will not lead to unacceptable problems of traffic, generation, safety or parking; will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to the loss of ground floor retail use in St. Helier town centre or a local shopping centre, in accordance with Policies and; will not lead to the loss of residential units; and is in accordance with other principles and policies of the Plan. <p>Outside of the town of St. Helier, urban and key rural settlements, office accommodation will normally only be allowed if it can be demonstrated to be a continuation of an existing non-residential building and subject to all other principles and policies of the Plan.</p>	<p>Policy IC5 – Other Small Scale Office Developments</p> <p>Small scale office development will normally be permitted within the town of St. Helier, the urban and key rural settlements where the proposal:</p> <ol style="list-style-type: none"> will not unreasonably affect the character and amenity of the area; will not have an unacceptable visual impact; will not lead to unacceptable problems of traffic, generation, safety or parking; will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations; will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; will not lead to the loss of ground floor retail use in St. Helier town centre or a local shopping centre, in accordance with Policies and; will not lead to the loss of residential units; and is in accordance with other principles and policies of the Plan. <p>Outside of the town of St. Helier, urban and key rural settlements, office accommodation will normally only be allowed if it can be demonstrated to be a continuation of an existing non-residential building and subject to all other principles and policies of the Plan.</p> <p>Policy IC6 – Protection of Existing Industrial Sites</p> <p>Industrial Development and Redevelopment, including an existing, manufacturing and distribution uses, will normally be permitted on existing industrial sites, subject to being in accordance with criteria for new industrial development as set out in Policies IC2 and IC3. The sites are designated on the Island Proposals Map.</p> <ol style="list-style-type: none"> Run Old Farm Trading Estate, St. Saviour.

INDUSTRY & COMMERCE POLICIES
<p>2. Jersey Street, Southport, St. Lawrence.</p> <p>3. St. Peter's Technical Park, St. Peter.</p> <p>4. Seaport, Trinity.</p> <p>5. L.C. Peabody Peppermill, Trinity.</p> <p>6. Sunbelt Commercial Centre from Main St. John, and</p> <p>7. The Regency, St. Lawrence.</p> <p>Within the boundary of these sites, the relocation of non-industrial uses will not normally be permitted, unless it is related to and ancillary to the industrial use.</p>
<p>Policy IC11 – Extensions or Alterations to Existing Industrial Buildings</p> <p>The extension or alteration of existing industrial buildings will normally be encouraged when the designated industrial sites and Outlots area boundary, provided that the proposal:</p> <ol style="list-style-type: none"> 1. would have no unreasonable impacts on the character or amenity of the area and the local environment; 2. includes adequate operational space within the site for parking, manoeuvring and loading/unloading of vehicles; 3. seeks to minimise the extent and impact of any external storage; 4. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; 5. adds measures which minimize any unreasonable impact on neighbours including landscape screening, storm water management, pollution control and noise abatement; 6. will not lead to unacceptable problems of traffic generation, safety or parking; and 7. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>There will be a presumption against extensions or alterations to existing industrial buildings outside of the Outlots area and designated industrial sites.</p>
<p>Policy IC12 – New Industrial Development in the Countryside</p> <p>There will be a presumption against new development for industrial purposes in the countryside. Proposals will normally only be permitted for forms of development which impact occur in the countryside, where they:</p> <ol style="list-style-type: none"> 1. are directly related to the mining, processing, treatment and transportation of minerals, waste management including recycling or the processing of agricultural products; 2. are essential for the processing to take place close to the source of raw materials; 3. are related to the expected life of the mineral resource or waste site; 4. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; 5. will not unreasonably affect the character and amenity of the area; 6. will not have an unacceptable visual impact; 7. will not lead to unacceptable problems of traffic generation, safety or parking; and 8. are in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Policy IC13 – Protection and Promotion of St. Helier for Shopping</p>

INDUSTRY & COMMERCE POLICIES
<p>The proposed St. Helier town centre (as defined on the Town Proposals Map) (a) remains within the existing centre of the town and will be contained and promoted. Environmental enhancements, improvements to pedestrian safety and facilities for shops within the centre will be provided.</p> <p>Proposals which are not directly related to existing local development will normally be permitted within the town centre, provided that the development:</p> <ol style="list-style-type: none"> 1. will not unreasonably affect the character and amenity of the area; 2. will not lead to unacceptable problems of traffic generation or safety; 3. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; 4. makes use of existing buildings where possible; 5. will not have an unacceptable visual impact; 6. is appropriate in scale, form, massing, density and design to the site and its context; 7. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; and 8. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted except where they accord with Policies IC14, 15 and 17. Outside St. Helier town centre will not normally be permitted except where they accord with Policies IC14, 15 and 17. Outside St. Helier town centre will not normally be permitted except where they accord with Policies IC14, 15 and 17. Outside St. Helier town centre will not normally be permitted except where they accord with Policies IC14, 15 and 17. Outside St. Helier town centre will not normally be permitted except where they accord with Policies IC14, 15 and 17.</p> <p>Policy IC14 – Protection and Promotion of Local Shopping Centres</p>
<p>The Planning & Environment Department will seek to protect and promote local shopping centres at:</p> <ul style="list-style-type: none"> • Les Quennevais (Red House); • Grey Village; • St. Aubin; • St. Owen's Village; • St. John's Village; • St. Peter's Village; • Five Oaks and Bugeable Parks; and • Hazel Farm Parade. <p>When local shopping centres, new retail developments will normally be permitted provided that the proposal:</p> <ol style="list-style-type: none"> 1. will have no unreasonable effect on the vitality and viability of St. Helier town centre; 2. will not unreasonably affect the character and amenity of the area; 3. will not lead to unacceptable problems of traffic generation or safety; 4. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; 5. makes use of existing buildings where appropriate and possible; 6. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; and 7. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p>

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<p>2. Jersey Street, Southport, St. Lawrence.</p> <p>3. St. Peter's Technical Park, St. Peter.</p> <p>4. Seaport, Trinity.</p> <p>5. L.C. Peabody Peppermill, Trinity.</p> <p>6. Sumner Commercial Centre/From Main St. John, and</p> <p>7. The Regency, St. Lawrence.</p> <p>Within the boundary of these sites, the relocation of non-industrial uses will not normally be permitted, unless it is shown to be necessary to the industrial use.</p>
<p>Policy IC11 – Extensions or Alterations to Existing Industrial Buildings</p> <p>The extension or alteration of existing industrial buildings will normally be encouraged when the designated industrial sites and Outlots area boundary, provided that the proposal:</p> <ol style="list-style-type: none"> 1. would have no unreasonable impacts on the character or amenity of the area and the local environment; 2. includes adequate operational space within the site for parking, manoeuvring and loading/unloading of vehicles; 3. seeks to minimise the extent and impact of any external storage; 4. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; 5. adds measures which minimise any unreasonable impact on neighbours including landscape screening, noise mitigation, pollution control and hours of working; 6. will not lead to unacceptable problems of traffic generation, safety or parking; and 7. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>There will be a presumption against extensions or alterations to existing industrial buildings outside of the Outlots area and designated industrial sites.</p>
<p>Policy IC12 – New Industrial Development in the Countryside</p> <p>There will be a presumption against new development for industrial purposes in the countryside. Proposals will normally only be permitted for forms of development which impact occur in the countryside, where they:</p> <ol style="list-style-type: none"> 1. are directly related to the mining, processing, treatment and transportation of minerals, waste management including recycling or the processing of agricultural products; 2. are essential for the processing to take place close to the source of raw materials; 3. are related to the expected life of the mineral resource or materials; 4. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; 5. will not unreasonably affect the character and amenity of the area; 6. will not have an unacceptable visual impact; 7. will not lead to unacceptable problems of traffic generation, safety or parking; and 8. are in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Policy IC13 – Protection and Promotion of St. Helier for Shopping</p>

INDUSTRY & COMMERCE POLICIES
<p>Thamesport St. Helier town centre (as defined on the Town Proposals Map) (a) remain walking centres of the town will be protected and promoted. Environmental enhancements, improvements to pedestrian safety and facilities for cyclists will be provided. Proposals which would be likely to have a negative impact on the character and amenity of the town centre will not normally be permitted. Proposals which would be likely to have a positive impact on the character and amenity of the town centre will normally be permitted.</p> <ol style="list-style-type: none"> 1. will not unreasonably affect the character and amenity of the area; 2. will not lead to unacceptable problems of traffic generation or safety; 3. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; 4. makes use of existing buildings where possible; 5. will not have an unacceptable visual impact; 6. is appropriate in scale, form, massing, density and design to the site and its context; 7. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; and 8. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Proposals for the extension of existing buildings will not normally be permitted except where they accord with Policies IC12, 13 and 17.</p> <p>Changes of use involving a loss of ground floor floor space within the town centre will not normally be permitted.</p> <p>Policy IC14 – Protection and Promotion of Local Shopping Centres</p>
<p>The Planning & Environment Department will seek to protect and promote local shopping centres at:</p> <ul style="list-style-type: none"> • Les Quennevais (Red House); • Grey Village; • St. Aubin; • St. Owen's Village; • St. John's Village; • St. Peter's Village; • Five Oaks and Bugeable Parks; and • Hazel Farm Parade. <p>When local shopping centres, new retail developments will normally be permitted provided that the proposal:</p> <ol style="list-style-type: none"> 1. will have no unreasonable effect on the vitality and viability of St. Helier town centre; 2. will not unreasonably affect the character and amenity of the area; 3. will not lead to unacceptable problems of traffic generation or safety; 4. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; 5. makes use of existing buildings where appropriate and possible; 6. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; and 7. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p>

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<p>2. includes adequate operational space within the site for parking, manoeuvring and loading/unloading of vehicles;</p> <p>3. seeks to minimize the extent and impact of any essential storage;</p> <p>4. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations;</p> <p>5. adopts measures which minimise any unreasonable impact on neighbours including anti-noise screening, sound insulation, pollution control and hours of working;</p> <p>6. will not lead to unacceptable problems of traffic generation, safety or parking; and</p> <p>7. is in accordance with other principles and policies of the Plan.</p> <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>There will be a presumption against extensions or alterations to existing industrial buildings outside of the built-up area and designated industrial sites.</p>
<p>Policy IC12 – New Industrial Development in the Countryside</p> <p>There will be a presumption against new development for industrial purposes in the countryside. Proposals will normally only be permitted for forms of development which must occur in the countryside, where they:</p> <ol style="list-style-type: none"> 1. are directly related to the mining, processing, treatment and transportation of minerals, waste management including recycling or the processing of agricultural products; 2. are essential for the processing to take place close to the source of raw materials; 3. are related to the expected life of the raw material source or waste site; 4. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; 5. will not unreasonably affect the character and amenity of the area; 6. will not have an unacceptable visual impact; 7. will not lead to unacceptable problems of traffic generation, safety or parking; and 8. are in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p>
<p>Policy IC13 – Protection and Promotion of St. Helier for Shopping</p> <p>Shopping centres will be defined on the Town Proposals Map as the main retail centre of the island and will be protected and promoted. The following measures will be implemented to protect the safety and facilities for shoppers within the centre will be provided.</p> <p>Proposals for new or extensions to existing retail development will normally be permitted within the town centre, provided that the development:</p> <ol style="list-style-type: none"> 1. will not unreasonably affect the character and amenity of the area; 2. will not lead to unacceptable problems of traffic generation or safety; 3. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; 4. makes use of existing buildings where possible; 5. will not have an unacceptable visual impact; 6. is appropriate in scale, form, massing, density and design to the site and its context; 7. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; and 8. is in accordance with other principles and policies of the Plan.

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<p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Proposals for new retail development outside St. Helier town centre will not normally be permitted except where they accord with Policies IC15, IC16 and IC17.</p> <p>Changes of use involving a loss of ground floor retail floor space within the town centre will not normally be permitted.</p>
<p>Policy IC14 – Protection and Promotion of Local Shopping Centres</p> <p>The Planning & Environment Department will seek to protect and promote local shopping centres at:</p> <ul style="list-style-type: none"> • Les Casernes/Red House; • Gony Village; • St. Aubin; • St. Owen's Village; • St. John's Village; • St. Peter's Village; • Flat Oaks and Regatta Parade; and • Mead Farm Parade.
<p>When local shopping centres, new retail developments will normally be permitted provided that the proposal:</p> <ol style="list-style-type: none"> 1. will have no unreasonable effect on the vitality and stability of St. Helier town centre; 2. will not unreasonably affect the character and amenity of the area; 3. will not lead to unacceptable problems of traffic generation or safety; 4. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; 5. makes use of existing buildings where appropriate and possible; 6. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; and 7. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Changes of use within local shopping centres from retail to non-retail use will not normally be permitted.</p>
<p>Policy IC15 – Development of Local Shops</p> <p>Proposals for new small local shops will normally be permitted within the boundary of the built-up area, where it is shown that the proposal:</p> <ol style="list-style-type: none"> 1. will have no unreasonable effect on the vitality or stability of St. Helier town centre or a local shopping centre; 2. will not unreasonably affect the character and amenity of the area; 3. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations; 4. will not lead to unacceptable problems of traffic generation, safety or parking; 5. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; and 6. is in accordance with other principles and policies of the Plan.

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<p>2. includes adequate operational space within the site for parking, manoeuvring and loading/unloading of vehicles;</p> <p>3. seeks to minimize the extent and impact of any essential storage;</p> <p>4. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations;</p> <p>5. adopts measures which minimize any unreasonable impact on neighbours including anti-noise screening, sound insulation, pollution control and hours of working;</p> <p>6. will not lead to unacceptable problems of traffic generation, safety or parking; and</p> <p>7. is in accordance with other principles and policies of the Plan.</p> <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>There will be a presumption against extensions or alterations to existing industrial buildings outside of the built-up area and designated industrial sites.</p>
<p>Policy IC12 – New Industrial Development in the Countryside</p> <p>There will be a presumption against new development for industrial purposes in the countryside. Proposals will normally only be permitted for forms of development which must occur in the countryside, where they:</p> <ol style="list-style-type: none"> 1. are directly related to the mining, processing, treatment and transportation of minerals, waste management including recycling or the processing of agricultural products; 2. are essential for the processing to take place close to the source of raw materials; 3. are related to the expected life of the raw material source or waste site; 4. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations; 5. will not unreasonably affect the character and amenity of the area; 6. will not have an unacceptable visual impact; 7. will not lead to unacceptable problems of traffic generation, safety or parking; and 8. are in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p>
<p>Policy IC13 – Protection and Promotion of St. Helier for Shopping</p> <p>Shopping centres will be defined on the Town Proposals Map as the main retail centre of the island and will be protected and promoted. The following measures will be implemented to protect the safety and facilities for shoppers within the centre will be provided.</p> <p>Proposals for new or extensions to existing retail development will normally be permitted within the town centre, provided that the development:</p> <ol style="list-style-type: none"> 1. will not unreasonably affect the character and amenity of the area; 2. will not lead to unacceptable problems of traffic generation or safety; 3. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; 4. makes use of existing buildings where possible; 5. will not have an unacceptable visual impact; 6. is appropriate in scale, form, massing, density and design to the site and its context; 7. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; and 8. is in accordance with other principles and policies of the Plan.

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<p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Proposals for new retail development outside St. Helier town centre will not normally be permitted except where they accord with Policies IC15, IC16 and IC17.</p> <p>Changes of use involving a loss of ground floor retail floor space within the town centre will not normally be permitted.</p>
<p>Policy IC14 – Protection and Promotion of Local Shopping Centres</p> <p>The Planning & Environment Department will seek to protect and promote local shopping centres at:</p> <ul style="list-style-type: none"> • Les Casernes/Red House; • Gony Village; • St. Aubin; • St. Owen's Village; • St. John's Village; • St. Helier's Village; • Flat Oaks and Regatta Parade; and • Mead Farm Parade.
<p>When local shopping centres, new retail developments will normally be permitted provided that the proposal:</p> <ol style="list-style-type: none"> 1. will have no unreasonable effect on the vitality and stability of St. Helier town centre; 2. will not unreasonably affect the character and amenity of the area; 3. will not lead to unacceptable problems of traffic generation or safety; 4. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; 5. makes use of existing buildings where appropriate and possible; 6. will not have an unacceptable impact on a Site of Special Interest, Building of Local Importance or a Conservation Area; and 7. is in accordance with other principles and policies of the Plan. <p>Proposals which do not satisfy these criteria will not normally be permitted.</p> <p>Changes of use within local shopping centres from retail to non-retail use will not normally be permitted.</p>
<p>Policy IC15 – Development of Local Shops</p> <p>Proposals for new small local shops will normally be permitted within the boundary of the built-up area, where it is shown that the proposal:</p> <ol style="list-style-type: none"> 1. will have no unreasonable effect on the vitality or stability of St. Helier town centre or a local shopping centre; 2. will not unreasonably affect the character and amenity of the area; 3. will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations; 4. will not lead to unacceptable problems of traffic generation, safety or parking; 5. is accessible by pedestrians, cyclists, public transport users including those with mobility impairments; and 6. is in accordance with other principles and policies of the Plan.

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6	will have no unreasonable effect on the safety or viability of 26. Near-term users of a food shopping centre, and
7	is in accordance with other principles and policies of the Plan.
Proposals which do not satisfy these criteria will not normally be permitted.	
Policy IC22 – Beach Kiosk	
The Planning & Environment Department accepts that existing beach kiosks and cafes provide for the special needs of beach users.	
There will be a presumption against the loss of existing facilities for beach users. Proposals for the change of use of existing kiosks or other uses, which no longer serve the beach trade and where it would result in a substantial increase in the size of the existing building, will not normally be permitted.	

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6	will have no unreasonable effect on the safety or viability of 20. Near-term users of a food shopping centre, and
7	is in accordance with other principles and policies of the Plan.
Proposals which do not satisfy these criteria will not normally be permitted.	
Policy IC22 – Beach Kiosk	
The Planning & Environment Department accepts that existing beach kiosks and cafes provide for the special needs of beach users.	
There will be a presumption against the loss of existing facilities for beach users. Proposals for the change of use of existing kiosks or other uses, which no longer serve the beach trade and where it would result in a substantial increase in the size of the existing building, will not normally be permitted.	