

**WRITTEN QUESTION TO THE MINISTER FOR THE ENVIRONMENT
BY DEPUTY I. GARDINER OF ST. HELIER
QUESTION SUBMITTED ON MONDAY 24th JANUARY 2022
ANSWER TO BE TABLED ON MONDAY 31st JANUARY 2022**

Question

“Will the Minister explain whether, and if so how, the following policies within the Bridging Island Plan will be waived in relation to the Our Hospital project –

- (a) GD7;
- (b) GD8; and
- (c) GD1;

and will he consider issuing supplementary guidance in relation to these policies?”

Answer

DRAFT

Where Island Plan policies are relevant to the determination of a planning application they, together with any other material considerations, must be taken into account. This is clearly stated in the preamble to Policy CI3 – Our Hospital and associated sites and infrastructure in the Draft Bridging Island Plan: ‘*The development of the Our Hospital site should be guided by the Minister for the Environment’s published supplementary planning guidance, and all other relevant policies of the Island Plan and any other material considerations.*’ (p.230, Draft Bridging Island Plan).

As currently drafted, the provisions of Policy GD7 – Tall Buildings makes explicit reference to building height guidance (emphasis added) (p.93, Draft Bridging Island Plan):

‘Proposals for the development of a tall building will only be supported where:

- *it is well-located and relates well to the form, proportion, composition, scale and character of surrounding buildings and its height is appropriate to the townscape character of the area. **In Town this should considered relative to the St Helier Urban Character Appraisal (2021) building height guidance;***

The building height guidance for Town is provided to the pre-amble to the policy at Table GD1 (p.92, Draft Bridging Island Plan).

Character Area	Height guidance
CA1 Elizabeth Castle/First Tower	<ul style="list-style-type: none"> • Single storey above sea walls • Keep below building outlines as seen from shore
CA2 La Collette	<ul style="list-style-type: none"> • Single storey, allowance for incidental plant and machinery up to 2 storeys
CA3 Havre des Pas	<ul style="list-style-type: none"> • West of Howard Davis Park, between 2 to 3.5 storeys or eaves no more than 1m above or below neighbour • East of Howard Davis Park, up to 4.5 or 5 storeys where the context permits • The redevelopment of existing 15 storey buildings permitted at Le Marais
CA4 Fort Regent	<ul style="list-style-type: none"> • Between two to four storeys on the west flank • Up to three storeys on the east flank • Silhouette not to project above line of natural landform or the historic fort structure when seen from harbour
CA5 Old Harbours	<ul style="list-style-type: none"> • Up to three storeys • The redevelopment of existing 6 storey buildings permitted on the west side of the marina
CA6 New Waterfront	<ul style="list-style-type: none"> • Up to 8 storeys
CA7 The Parade/People's Park	<ul style="list-style-type: none"> • Up to 3.5 storeys
CA8 Town Centre Core	<ul style="list-style-type: none"> • Up to 4.5 storeys (unless specified in a separate design brief)
CA9 Town Centre North	<ul style="list-style-type: none"> • Up to 4.5 storeys (unless specified in a separate design brief) • Up to 5 storeys as accents, at corners or other landmark locations
CA10 Town edges/slopes	<ul style="list-style-type: none"> • Up to 6 storeys (unless specified in a separate design brief) • Building heights not permitted to be taller than 15m or 3 storeys on the ridgeline

Table GD1: Building height guidance for Town (St Helier Urban Character Appraisal)

It is not currently the Minister's intention to prepare and issue supplementary planning guidance specifically in relation to Policy GD1 – Managing the health and wellbeing impact of new development or Policy GD8 – Green backdrop zone but the issues of design and landscaping, which are addressed by these policies, will be integral to other supplementary planning guidance that the Minister proposes to develop. This is addressed by Proposal 9 - Design statements and statements of sustainability; and Proposal 19 – Design for homes, as set out in the Draft Bridging Island Plan.