

STATES OF JERSEY



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

**Presented to the States on 6th September 2005
by the Policy and Resources Committee**

STATES GREFFE

COMMENTS

It is important to recognise that all of the developments on the Waterfront will be subject to the full planning process and will have to receive formal approval after independent assessment by the Planning Officers and thorough public consultation. The Environment and Public Services Committee have commissioned CABE (Commission for Architecture and the Built Environment) to review the proposals and instituted a tall buildings study. The Committee considers it could be damaging to the public interest to take any decisions in the absence of the appropriate information.

Members will be aware that Dandara has recently decided to withdraw its plans for Castle Quay, in response to concerns expressed in some quarters about the height of the proposed buildings, and they will come back in due course with revised proposals. In addition, Mr. David Crossland, the developer of the Les Jardins site, has announced that he will also be reviewing the plans for this site. It should be emphasized that the work and investment undertaken by the developers so far is entirely at their own risk and that no Planning decisions have been taken. Indeed, no Planning applications have yet been submitted.

Both developers have indicated that they will give careful consideration to the concerns expressed in some quarters about the proposed height of the buildings, and will take these comments into account before coming back with revised proposals.

In the Committee's view, it would be premature for the States to take a view on whether any buildings on the St. Helier Waterfront should be limited to a maximum of 6 storeys. Any such blanket decision taken at this stage could definitely be against the overall public interest. States members and the public will have the opportunity to take a view on the revised plans once they are submitted, and the height of the proposed buildings will no doubt be an important factor to take into account at that time. Consideration will also need to be given to the broad aims of the proposals, and what they will mean for the Island as a whole.

As part of this process, the Policy and Resources Committee is organising a workshop on 7th September for States members and representatives of various organisations and community groups who have an interest in the Waterfront. The aim of the workshop is to set out the planned development process for the Waterfront; in particular the way forward in terms of further public consultation, the redesign of the schemes and the planning process.

In conclusion, therefore, the Committee recommends that the amendment be rejected.