

General Information	
Ministerial Decision Type	Miscellaneous
Report Title	Supplementary planning guidance: drafts for consultation
Minister	Environment
Signatory	Minister
Lead Department	Strategic Policy, Planning and Performance (SP3)
Lead Directorate	Strategy and Innovation (SP3)
Ministerial Decision Summary: Public or Absolutely/Qualified Exempt	Public
Date decision made if different to date 'Ministerial Decision Summary' signed.	18/10/2022
Report and Supplemental Report Details	
Report Author	Head of Place and Spatial Planning
Date of Report	18/10/2022
Supplementary Report Title <i>(If applicable)</i>	1. Draft SPG: Housing outside the built-up area; 2. Draft SPG: Density
Supplementary Report Author <i>(If applicable)</i>	Head of Place and Spatial Planning
Date of Supplementary Report <i>(If applicable)</i>	01/10/2022
Ministerial Decision Report: Public or Absolutely/Qualified Exempt	Public
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	Insert Relevant Case/Application.
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	Insert P. number.
Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	Insert S.R. number.
Associated Law(s) and/or Subordinate Legislation	Planning and Building (Jersey) Law 2002
Action required if recommendation agreed	Draft supplementary planning guidance published for consultation
Resource Implications	There are no new financial and/or resource implications.

Introduction

New planning guidance has been prepared for consultation, which if adopted, would restrict the development of new large homes in Jersey.

This forms part of the Chief Minister's 100 Day Plan, where Deputy Kristina Moore asked for work to be done to introduce limits on the number of houses that can be built over 3,000 square feet, to help tackle the housing crisis.

The supplementary guidance also delivers on some of the proposals in the bridging Island Plan.

Recommendation

To authorise the release of draft supplementary planning guidance for publication.

Detail

Two pieces of draft supplementary planning guidance, in the form of interim policy notes, have been prepared which, if adopted *inter alia*, would restrict the development of new large homes in Jersey.

This forms part of the Chief Minister's 100 Day Plan, where Deputy Kristina Moore asked for work to be done to introduce limits on the number of houses that can be built over 3,000 square feet, to help tackle the housing crisis.

The first refers to new guidelines for the density of homes in the built-up area, to encourage optimum efficiency in the use of land, with a presumption against new large homes. It sets out minimum density standards for development schemes of five or more homes in the Island's built-up areas including the town of St Helier, Les Quennevais, and parish centres. The guidance also seeks to ensure that residential development in town does not become "hyperdense" and allows for the inclusion of green and open spaces within developments.

The second refers to the development of new homes in the countryside, aimed at encouraging better use of existing dwellings through sub-division or extension; and the conversion of listed buildings and traditional farm buildings, again with a presumption against new large homes.

It is proposed that the draft guidance is issued for consultation for a period of six weeks. The consultation will include a general public invitation to comment, in writing or using a survey form, together with targeted stakeholder engagement with those with an interest in the development industry. States Members will also be engaged as part of the consultation.