

General Information	
Ministerial Decision Type	Miscellaneous
Report Title	Supplementary planning guidance – 3,000 sqft floorspace limit: a review
Minister	Environment
Signatory	Minister
Lead Department	Cabinet Office
Lead Directorate	Place and spatial planning (SPPP)
Ministerial Decision Summary: Public or Absolutely/Qualified Exempt	Public
Date decision made if different to date 'Ministerial Decision Summary' signed.	Select date.
Report and Supplemental Report Details	
Report Author	Head of Place and Spatial Planning
Date of Report	06/02/2025
Supplementary Reports: Titles <i>(If applicable)</i>	Supplementary planning guidance – 3,000 sqft floorspace limit: a review; and Supplementary planning guidance – 3,000 sqft floorspace limit: ministerial comment
Supplementary Report Author <i>(If applicable)</i>	Head of Place and Spatial Planning
Date of Supplementary Reports <i>(If applicable)</i>	18/10/2024 31/01/2025
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>	n/a
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	n/a

Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	n/a
Associated Law(s) and/or Subordinate Legislation	Article 6 of the Planning and Building (Jersey) Law 2002
Action required if recommendation agreed	Department to take necessary action.
Resource Implications	There are no direct resource implications arising from this change.

Introduction

1. The Minister requested that work be undertaken to review the introduction of a limit of 3,000 sq ft (279 sqm) on the development of new homes in order that he might consider whether any change to it is required; and if so, what that might be.

Substance

2. It is considered that there remains a need to encourage the efficient use of land in the built-up area; to promote the efficient use of dwellings in the countryside; and also to ensure that more homes are accessible and affordable to islanders.
3. There also appears to be no direct evidence that the introduction of this planning parameter is having an adverse effect on the rate of successful 2(1)(e) applicants where there already exists considerable choice within the existing housing market for larger homes.
4. It is evident, however, that there is a perception that the 3,000sqft parameter is an absolute limit, rather than it serving as a piece of guidance that supports BIP policy; and where there are exceptions to its application. In this respect, it is important to acknowledge that the 3,000 sqft parameter supports the policy framework in the BIP, and that it is a qualified parameter, where exceptions to its application exist in specific circumstances.

Recommendation

It is recommended that the Minister: (a.) note the content of the review, as set out in the report (dated 18 October 2024) (b) note the comments of the Minister for Housing (dated 31 January 2025); and (c.) if the Minister is not minded to change the parameter and associated guidance, to work with the HVR team to promote understanding and awareness of policy and associated guidance.