

General Information	
Ministerial Decision Type	Miscellaneous
Report Title	Supplementary planning guidance: density standards and St Helier design guidance
Minister	Environment
Signatory	Minister
Lead Department	Strategic Policy, Planning and Performance (SP3)
Lead Directorate	Strategy and Innovation (SP3)
Ministerial Decision Summary: Public or <a href="#">Absolutely/Qualified</a> Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Date decision made if different to date 'Ministerial Decision Summary' signed.	27/07/2023
Report and Supplemental Report Details	
Report Author	Head of place and spatial planning
Date of Report	28/07/2023
Supplementary Report Title <i>(If applicable)</i>	R - MENV Density cons response 0623
Supplementary Report Author <i>(If applicable)</i>	Head of place and spatial planning
Date of Supplementary Report <i>(If applicable)</i>	04/07/2023 Select Date of Supplemental Report.
Ministerial Decision Report: Public or <a href="#">Absolutely/Qualified</a> Exempt	Public Select if more than one Absolutely/Qualified Exemption.
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 Planning and Building (Jersey) Law 2002

Action required if recommendation agreed	Department to take necessary action to 1. publish the response to consultation; 2. publish the new guidance; and 3. ensure that it becomes material to planning decisions through engagement with I&E (Regulation).
Resource Implications	There are no new financial and/or manpower implications.

### Purpose

1. To consider the outcome from consultation about draft density supplementary planning guidance with a view to the amendment and the adoption of revised guidance; in addition to the adoption of design guidance for St Helier. This guidance also contains the proposed introduction of a standard for the development of large homes in the built-up area.

### Timing

2. Draft guidance was issued for consultation between mid-October and the end of November 2022. The proposed introduction of a standard for the development of large homes was part of the 100-day plan.
3. The preparation and issue of other draft guidance for consultation (including Housing development outside the built-up area; Residential parking standards; residential space standards; Short-term holiday lets and development briefs for affordable housing sites) has reduced the capacity of the team to review the outcome from consultation on this guidance. This has now been undertaken.
4. Revised guidance should be issued as soon as possible.

### Recommendations

5. That you:
  - a. note the consultation feedback and endorse the analysis and proposed response to it, as set out at appendix 2 and authorise its publication;
  - b. note the key issues raised and endorse the proposed changes to draft guidance, as set out at appendix 3;
  - c. endorse the revised guidance for density standards, as set out at appendix 4; and authorise its publication in order that it might become material to the planning process; and
  - d. endorse the St Helier design guidance, derived from the St Helier Urban Character Appraisal 2021, as set out at appendix 5; and authorise its publication in order that it might become material to the planning process.