

General Information	
Ministerial Decision Type	Miscellaneous
Report Title	Supplementary planning guidance: housing outside the built-up area and landscape and seascape character 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 Hsg o-side BUA cons response 0723
Supplementary Report Author <i>(If applicable)</i>	Head of place and spatial planning
Date of Supplementary Report <i>(If applicable)</i>	19/07/2023 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 housing outside the built-up area supplementary planning guidance with a view to the amendment and the adoption of revised guidance. This guidance also contains the proposed introduction of a standard for the development of large homes outside the built-up area. It is also proposed to support the assessment of proposals for housing development outside the built-up area through the adoption of the landscape and seascape character guidance.

#### 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 Draft guidance was issued for consultation between mid-October and the end of November 2022.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 density standards; 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;
  - b. **note** the key issues raised and **endorse** the proposed changes to draft guidance;
  - c. **endorse** the revised guidance for housing outside the built-up area, as set out at appendix 3; and **authorise** its publication in order that it might become material to the planning process; and
  - d. **endorse** the adoption of landscape and seascape character guidance, as set out at appendix 4; and **authorise** its publication in order that it might become material to the planning process.