

STATES OF JERSEY



ASSESSMENT OF VISUAL IMPACT IN GREEN BACKDROP ZONE PLANNING APPLICATIONS (P.31/2026): AMENDMENT

Lodged au Greffe on 3rd March 2026
by Deputy M.R. Scott of St. Brelade
Earliest date for debate: 10th March 2026

STATES GREFFE

ASSESSMENT OF VISUAL IMPACT IN GREEN BACKDROP ZONE
PLANNING APPLICATIONS (P.31/2026): AMENDMENT

1 PAGE 2, PARAGRAPH (b) –

For the words “, but not limited to –” substitute “pictorial”.

Remove the sub-paragraph designation (i) and add the existing text of the sub-paragraph to part (b).

Delete parts (b) (ii) and (iii) and insert a new part (c) as follows –

“(c) provide additional resources to support the application of Policy GD9 including maps of the GBZ that include sight lines from each viewing location that takes in features identified in (b) and photographs illustrating those sight lines.”.

DEPUTY M.R. SCOTT OF ST. BRELADE

Note: After this amendment, the proposition would read as follows –

THE STATES are asked to decide whether they are of opinion –

to request the Minister for the Environment to –

- (a) take the necessary steps to ensure that all planning applications for sites within the Green backdrop zone (GBZ), and likely to have visible impact on the GBZ, include both a text and pictorial assessment of the visual impact of the application on features requiring protection and enhancement, in accordance with Policy GD9 – Skyline, views and vistas, in the Bridging Island Plan 2022-2025;
- (b) publish draft guidance, no later than the end of 2026, to support the application of Policy GD9 as set out in (a), including **pictorial** identification of those features requiring protection and enhancement as set out in (a); **and**
- (c) **provide additional resources to support the application of Policy GD9 including maps of the GBZ that include sight lines from each viewing location that takes in features identified in (b) and photographs illustrating those sight lines.**

REPORT

This amendment is a simple change intended to enable the previous sub paragraph (i) of paragraph (b) to be voted upon separately in support of paragraph (a).

The amendment also seeks to clarify the text in part (b) to refer to ‘pictorial identification’, simplifying the proposition and allowing a straight comparison between pictorial representations.

Financial and staffing implications

There are no additional financial and staffing implications beyond those set out in the original proposition.

Children’s Rights Impact Assessment

I consider that this amendment has no direct or indirect impact on children and that the duty to have due regard to the UN Convention on the Rights of the Child does not arise. Accordingly, a Children's Rights Impact Assessment is not required under the Children (Convention Rights) (Jersey) Law 2022.