

Deputy Hilary Jeune
Chair, Environment, Housing and Infrastructure Panel

BY EMAIL

03 August 2026

Dear Chair

Environment, Housing and Infrastructure Scrutiny Panel introductory letter

Thank you for your letter and good wishes. As I mentioned in my recent email to you, it is my intention to give the Panel an early indication of current initiatives and areas where we could work together. I note that we are scheduled to meet privately in September as part of that commitment. In the meantime, I offer the following responses to your question areas:

1. Ministerial priorities

a) What are your key priorities and objectives as Minister for Planning and Regulation over the next 12 months?

My overriding priority is to develop planning and regulatory systems appropriate for Jersey.

I will be looking to support the private sector and the public interest to ensure that the planning system is fit for purpose and does not continue to be a barrier to economic growth. Planning policies need to be proportionate and appropriate and must have regard to the cost that they impose on people and businesses. I will be reviewing all aspects of the planning system against these criteria.

Regulatory measures have been imposed without adequate consideration of their impact or of their relationship with other policies. I will seek to ensure that new regulatory measures are properly evaluated and that existing measures are reviewed to ensure that they are appropriate. In particular, I will seek to make regulation less prescriptive including tackling the use of guidance which in practice can be interpreted as having the force of law.

b) Are there any areas that were outstanding from your predecessor that have been deprioritised or temporarily halted?

Heading a newly created Ministry, I am in the process of receiving briefings from officers on the principal areas within my portfolio. Until these are complete, it would be inappropriate to comment on any initiatives that may not be taken forward.

c) Are there any significant policy developments, reforms or strategic initiatives that you expect to focus on during this period?

I intend to pursue a programme of planning service reform designed to make Jersey's planning system faster, more efficient and more responsive to our economic, housing and infrastructure needs. The programme will build on reforms already underway by streamlining validation and consultation requirements, using technology to improve service delivery, refining the use of planning conditions, reviewing procedures and determination timescales and reducing unnecessary administrative burdens on applicants.

Alongside operational improvements, I want to explore opportunities to better account for development viability and economic impacts in decision making, simplify planning obligations and review supplementary planning guidance to ensure that requirements are proportionate and appropriate.

In the short-to-medium term, I would like to advance a wider programme of legislative and policy reform, including further expansion of permitted development rights, a review of the appeals process, modernisation of building regulations and the introduction of more streamlined Island Plan-making processes.

I also anticipate bringing forward changes to review the Island Plan. The nature and scope of this work is not yet determined.

My overarching aim is to create a planning framework that continues to protect the public interest while providing greater certainty, flexibility and efficiency, facilitating the delivery of homes, infrastructure and investment that support Jersey's long-term prosperity and sustainable growth.

d) Do you envisage key elements of your portfolio evolving into a Common Strategic Policy priority?

The Council of Ministers is still discussing and developing the Common Strategic Policy, so it would be premature to comment on its likely content. The CSP will set out the shared vision and overarching themes for this Government, but it is not intended to be the only expression of ministerial priorities for the next four years, nor the sole route through which important portfolio work is progressed or resourced. However, it is already clear to me that what I want to achieve is in line with the views of my ministerial colleagues.

2. Progress on current workstreams

a) Could you provide an update on the main workstreams and projects currently being progressed within your ministerial portfolio?

In all matters of regulation, the emphasis should be on helping and assisting – particularly for businesses looking to develop or grow, and for people who want to modernise or improve their homes.

Work is currently focused on reforming the planning service, building on the progress made under the previous Minister for the Environment. My aim is to create a more proportionate, efficient and customer-focused planning system that enables development in the right places, supports economic growth and housing delivery, and continues to protect the qualities that make Jersey special.

To this end, I have already taken measures to reduce the voluminous documentation that had been provided with planning applications. The new validation checklist is a practical example of this more proportionate approach.

I will be reviewing the available data so that ministers can make more informed, evidence-based decisions around the need for housing and the make-up of the required housing stock that best meets the needs of Islanders.

I have also begun to make progress on the next phase of changes to permitted development rights, and I will be involving the Panel in reviewing supplementary planning guidance.

b) Are there any key milestones, decisions or consultations anticipated in the coming year?

At this stage, it is too early to provide definitive milestones, decision points or consultation timetables for specific elements, as work is still underway to assess options and establish priorities.

Once I have considered the various areas of work and agreed a prioritised programme for delivery, a clearer timetable will emerge.

I would be very pleased to share those work programmes as they are developed, so that we can work collaboratively and ensure that the Panel is engaged at the appropriate stages, with opportunities to provide input and scrutiny as proposals are formulated and progressed.

3. Legislative programme

a) Could you outline any primary or secondary legislation, propositions or significant policy proposals that are expected to fall within your ministerial remit and are likely to be lodged over the next 12 months?

It is anticipated that the following elements of draft legislation will be lodged within the next 12 months:

- **Draft Planning and Building (Island Plan Procedures) (Jersey) Regulations 202-**

Whilst the principle of undertaking partial reviews of the Island Plan has now been established¹, there is a requirement to introduce regulations that set out how any such reviews might be undertaken and to set out the procedures by which the Island Plan might be reviewed as a whole.

Draft regulations are currently being prepared, and I am scheduled to meet with the Panel in September to provide a briefing and to discuss the policy objectives that underpin this work.

A formal review of the Island Plan, in whole or in part, cannot commence until the necessary regulations are in place.

- **Planning and Building (Jersey) Law 2002 – appeals**

Jersey's current planning appeals framework was introduced in 2015 and has not been comprehensively reviewed since.

¹ [P.22/2026: Draft Planning and Building \(Jersey\) Amendment Law 202-](#)

Following consultation to consider aspects of the existing system and to examine measures that could improve the efficiency and effectiveness of the appeals process, undertaken in 2025, it is my intention to implement some changes. These will ensure that the appeals process operates more efficiently, whilst providing a comprehensive and important mechanism to ensure that there is appropriate rigour in decision-making, of benefit to Islanders and business.

Some aspects of change will require revision of primary legislation, which will need to be brought to the Assembly. Other areas are procedural, which will be effected by Ministerial decision.

- **Planning and Building (General Development) (Jersey) Order 2011**

As part of the programme of planning service reform, the former Minister for the Environment implemented an initial round of change to permitted development rights to generally reduce levels of planning control. It is my intention to continue to reduce planning control, where it is appropriate to do so, to ensure that it remains fit for purpose and up to date to better respond to the needs of householders and business.

On this basis, and as previously mentioned, it is my intention to undertake further revision to permitted development rights by making changes to the relevant Order. These changes can be made by Ministerial decision and do not require lodging.

Associated with this work will be changes to supplementary planning guidance to provide greater clarity to the owners and occupiers of listed buildings so that they can undertake minor repairs and maintenance without requiring planning permission, along with a proposed system of prior approval for the replacement of modern windows in historic buildings. These changes can also be made by Ministerial decision.

- **Planning and Building (Building Bye-laws) (Jersey) Order 2007**

Updates to the Building Bye-laws will be required to reflect revisions to the new Technical Guidance Documents.

- **Waste Management (Fees) (Jersey) Order 2008**

Amendments are required to address transboundary shipments of waste, ensuring alignment with the UK regulatory framework and supporting continued compliance with international obligations. I have already requested law drafting to initiate the amendments.

- **Food (Jersey) Regulations 202- (adopted but not enacted)**

The States Assembly required the then Minister for the Environment to return with a Commencement Act for these Regulations once clarity had been provided to businesses. Currently I do not have a firm timescale, but it is targeted for later this year.

- **Consumer Protection (Unfair Practices) (Jersey) Law 2018**

Legislative amendments are being progressed to enhance protections for customers engaging with estate agents in Jersey. I have asked for some elements to be tightened and reviewed before any further steps are taken.

b) Where possible could you provide an indicative timetable for their development and lodging?

- **Draft Planning and Building (Island Plan Procedures) (Jersey) Regulations 202-**

It is envisaged that draft regulations will be lodged before the end of the year.

- **Planning and Building (Jersey) Law 2002 (Appeals)**

Change remains subject to law drafting capacity, but it is envisaged that these changes may be made during Q1/Q2 2027.

It is envisaged that draft legislation will be lodged before the end of the year.

- **Planning and Building (General Development) (Jersey) Order 2011**

Change remains subject to law drafting capacity, but it is envisaged that these changes may be made during Q4 2026 or Q1 2027. This secondary legislation does not require States Assembly approval, so will not be lodged.

4. Emerging issues and scrutiny engagement

a) Are there any emerging challenges, risks or areas of policy development that you consider may merit early engagement with the Panel?

- **Supplementary planning guidance**

As previously noted, I intend to make changes to a number of supplementary planning guidance documents to reduce planning control, in order to enhance development viability, to improve housing affordability, to enable housing delivery and to enhance supply. Some of the supplementary planning guidance is currently far too prescriptive.

The work to scope out the nature and extent of change is still under consideration, but I would very much welcome the opportunity to engage with the Panel in the early development of this work.

- **Island Plan review**

The Bridging Island Plan needs to be changed to ensure that Jersey has a planning framework that is forward looking, supports economic growth and is capable of responding to the Island's housing, investment and wider development challenges. I will, therefore, be taking forward work to review the current Plan and identify where changes may be required to better align it with Jersey's present and future needs.

The nature and extent of any changes remain to be determined. This work will involve both the establishment of the Government's strategic priorities and a careful examination of the existing policy framework to identify those areas where revision may be justified and beneficial.

I would envisage working closely with the Panel throughout this process, both in helping to shape the scope of the review and in informing its progression, so that scrutiny can contribute constructively to the development of the Island Plan review from an early stage.

b) Are there particular areas where you anticipate scrutiny input could be beneficial during the course of the next year?

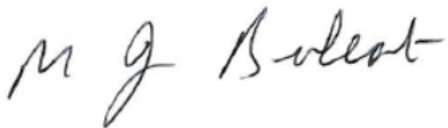
I would envisage working closely with the Scrutiny Panel across all aspects of my portfolio during the coming year.

At present, work is still underway to assess options and establish priorities, and so it is too early to identify all areas where scrutiny input may be most beneficial. As a clearer and more prioritised programme of work emerges, I look forward to engaging with the Panel to develop and refine those areas where its input, challenge and expertise can add the greatest value. Revisions to the Island Plan and the review of supplementary planning guidance on space standards are two areas where the input of the Panel would be welcome.

My intention is to maintain an open and collaborative approach, ensuring that the Panel has appropriate opportunities to contribute to the development of policy and reform proposals at key stages of their progression.

I trust the above is satisfactory but please get back in touch if anything further is required at this stage. I wholeheartedly agree that the scrutiny process is crucial for effective government, and I very much look forward to what I hope will be a productive working relationship.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'M J Boleat', written in a cursive style.

Senator Sir Mark Boleat
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