

**REGULATION OF UNDERTAKINGS AND DEVELOPMENT (JERSEY) LAW 1973, AS AMENDED:
PART III POLICY STATEMENT**

**Presented to the States on 22nd May 2001
by the Industries Committee**

STATES OF JERSEY

STATES GREFFE

150

2001

R.C.20

Price code: A

REGULATION OF UNDERTAKINGS AND DEVELOPMENT (JERSEY) LAW 1973, AS AMENDED

POLICY STATEMENT (WITH EFFECT FROM 16TH MAY 2001)

1. **This Policy Statement supersedes that part of the Policy Statement which relates to Part III of the Law as issued on 26th October 1999 as R.C. 39/99.**
2. Under Part III of the Law, no person may carry out any development of more than 1,500 square feet unless they have been granted a licence, and for agricultural buildings a licence will be required where the area is more than 10,000 square feet.^[1]
3. In considering applications for development, the Committee is required to have regard to the need to regulate and manage demand on the resources of the Island.
4. The Committee will continue to administer Part III of the Law by considering each application on its merits, having regard to the States' anti-inflation strategy (P.125/2000),^[2] but will seek to manage demand within the actual capacity of the industry.
5. If demand appears to exceed the Industry's capacity, and the Committee has evidence of inflation levels above that which would normally be expected, the Committee may, through consultation and negotiation with developers, seek to delay projects in order to reduce demand on the industry and the Island's resources.
6. The Committee will monitor and review consolidated quarterly data for both public and private sector demand. The Committee will seek to ensure, as far as practicable, a steady flow of major construction work.
7. The Committee will not normally consider a licence application until outline planning permission has been granted by the Planning and Environment Committee. Applicants are also reminded that "development" for the purposes of Part III of the Regulation of Undertakings and Development Law has the same meaning as for the Island's Planning Law and includes the demolition of a property.

May 2001.

^[1] Under clause 1500 in paragraph 139 of the Law, no person may carry out any development of more than 1,500 square feet unless they have been granted a licence, and for agricultural buildings a licence will be required where the area is more than 10,000 square feet.

^[2] On 13th September 2000 the States adopted a proposition of the Finance and Economics Committee as follows -

".....that the overall level of construction activity in Jersey, excluding small projects [*less than £500,000*] and civil engineering works, should be limited to approximately £120 million a year (at December 1999 prices) initially for the years 2001-2003 and accordingly during those three years -

- (i) the States capital construction programme should be limited to £60 million a year; and
- (ii) the Industries Committee should be requested to apply Part III of the Regulation of Undertakings and Development Law 1973, as amended, to limit private sector construction to approximately the same amount."