



**Message Key:**



**From:** Simon Crowcroft <Simon.Crowcroft@sthelie.je>  
**To:** Hilary Jeune <H.Jeune@gov.je>  
**Subject:** Re: Les Sablons planning appeal  
**Date:** Tuesday, July 18, 2023 14:06 BST

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Understood. Please let me have the name and email for the chief officer?

Kind regards  
Simon  
07797 717933

---

**From:** Hilary Jeune <H.Jeune@gov.je>  
**Sent:** Tuesday, July 18, 2023 9:52:06 AM  
**To:** Simon Crowcroft <Simon.Crowcroft@sthelie.je>  
**Subject:** RE: Les Sablons planning appeal

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Im afraid I don't know -- I only am cited on documents or have discussions with officers once it is ready for my decision.

Best Hilary

Deputy Hilary Jeune

Representative for St John, St Lawrence and Trinity

Assistant Minister for Environment with responsibility for Energy and Climate Change

Assistant Minister for Home Affairs with responsibility for Diversity, Equity and Inclusion

Vice-Chair of States of Jersey's Commonwealth Parliamentary Assembly (CPA)

Member of States of Jersey's Diversity Forum (sub-committee Privileges and Procedures Committee)

+447700700995

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From: Simon Crowcroft <Simon.Crowcroft@sthelier.je>  
Sent: Tuesday, July 18, 2023 9:45 AM  
To: Hilary Jeune <H.Jeune@gov.je>  
Subject: Re: Les Sablons planning appeal

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Thanks Hilary

Are you able to advise please when the inspector started work on this? It seems an inordinate amount of time to hold up the redevelopment of the town centre.

Kind regards

Simon

07797 717933

---

From: Hilary Jeune <H.Jeune@gov.je<mailto:H.Jeune@gov.je>>  
Sent: Tuesday, July 18, 2023 9:41:40 AM  
To: Simon Crowcroft <Simon.Crowcroft@sthelier.je<mailto:Simon.Crowcroft@sthelier.je>>  
Subject: Re: Les Sablons planning appeal

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Dear Simon

I have not received it yet and as I am going on holiday next week and have a full agenda till then I have asked to have time to review it for decision later in the summer.

Best Hilary

Sent from Outlook for iOS<<https://aka.ms/o0ukef>>

---

From: Simon Crowcroft <Simon.Crowcroft@sthelier.je<mailto:Simon.Crowcroft@sthelier.je>>  
Sent: Tuesday, July 18, 2023 9:03:21 AM  
To: Hilary Jeune <H.Jeune@gov.je<mailto:H.Jeune@gov.je>>  
Subject: Les Sablons planning appeal

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Morning Hilary

Please advise if you have reviewed the inspector's report and if so when you received it and when you will be making your decision on it. Thanks

Kind regards

Simon

07797 717933

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Thank You.

\*\*\*\*\*

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\*\*\*\*\*

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Message Key:



From: [REDACTED]@gov.je  
To: Hilary Jeune <H.Jeune@gov.je>  
Subject: RE: Les Sablons planning appeal  
Date: Tuesday, July 18, 2023 16:40 BST

Will do, thanks!

From: Hilary Jeune <H.Jeune@gov.je>  
Sent: Tuesday, July 18, 2023 4:38 PM  
To: [REDACTED]@gov.je  
Cc: [REDACTED]@gov.je; [REDACTED]@gov.je; [REDACTED]@gov.je; Tom Walker <T.Walker@gov.je>  
Subject: RE: Les Sablons planning appeal

Thanks [REDACTED] – yes maybe you could send this to him as follow up to our exchange. This is all follow up to his question yesterday to the Minister.  
Best Hilary

From: [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>  
Sent: Tuesday, July 18, 2023 4:36 PM  
To: Hilary Jeune <H.Jeune@gov.je<mailto:H.Jeune@gov.je>>  
Cc: [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>; [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>; [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>; Tom Walker <T.Walker@gov.je<mailto:T.Walker@gov.je>>  
Subject: RE: Les Sablons planning appeal

Assistant Minister

The details are as follows:

The appeals process is managed independently from the planning service by the Judicial Greffe through the Tribunal Service. The detail around the administration of appeals is not generally in the public domain.

1. The appeal was received by the Appeals Tribunal on 03 January 2023
2. The parties were informed of the appointed inspector ([REDACTED]) on 16 January 2023.
3. The hearing date for this appeal was 05 April 2023. The inspector produces the report after the site visit and the hearing has been completed. The time this takes depends on the size/complexity of the appeal and whether further information was requested following the hearing.
4. The Inspector's report on Les Sablons appeal is dated 07 July 2023 and was received by the Tribunal Service on that date. The report was then forwarded to the Ministerial Support Unit / Place and Spatial Planning Team on the same day.
5. Arrangements are being made so that the case be reviewed and determined (in this case, by the Assistant Minister) as soon as possible. It is relevant to note that several appeals may be received around the same time, all requiring determination by MENV or AMENV.

Please advise if you would like me to relay this information to the Connétable.

Regards

[REDACTED]  
t: +44 (0)1534 [REDACTED] | m : 07797 [REDACTED]

From: [REDACTED]  
Sent: Tuesday, July 18, 2023 3:30 PM  
To: Hilary Jeune <H.Jeune@gov.je<mailto:H.Jeune@gov.je>>  
Cc: [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>; [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>; [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>;







**Message Key:**

HTPFRKXTDNDPAINNAUTISMEAPN L23DNDPLAV



**From:** Simon Crowcroft <Simon.Crowcroft@sthelier.je>  
**To:** Hilary Jeune <h.jeune@gov.je>  
**Subject:** Les Sablons appeal  
**Date:** Friday, August 18, 2023 16:32 BST

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Hi Hilary

Hope you're enjoying the summer. Please advise when you expect to decide on the Les Sablons appeal? Thanks

Kind regards

Simon

07797 717933

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Thank You.

----- End Of Message -----



**Message Key:** 417F00A0A4C419101E29A2900A7F04271

**From:** Hilary Jeune <H.Jeune@gov.je>  
**To:** Simon Crowcroft <simon.crowcroft@sthelier.je>  
**Addressed To:** simon.crowcroft@sthelier.je  
**Subject:** Automatic reply: Les Sablons appeal  
**Date:** Friday, August 18, 2023 16:32 BST

Thank you for your email. I am on annual leave and will not be monitoring my emails. If you would like a response, please resend your email after 20th August and I will get back to you as soon as possible.

Kind regards  
 Hilary

\*\*\*\*\*

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\*\*\*\*\*

----- End Of Message -----



Message Key:



From: Hilary Jeune <H.Jeune@gov.je>  
To: [REDACTED]@gov.je [REDACTED]@gov [REDACTED]@gov.je  
Addressed To: [REDACTED]@gov.je [REDACTED]@gov.je [REDACTED]@gov.j  
Subject: e Fwd: Les Sablons appeal  
Date: Monday, August 21, 2023 09:31 BST

Dear [REDACTED] [REDACTED]

Would one of you be able to respond to the Connetable explaining the delay.

Many thanks

Hilary

Sent from Outlook for iOS<<https://aka.ms/o0ukef>>

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From: Simon Crowcroft <[simon.crowcroft@sthelier.je](mailto:simon.crowcroft@sthelier.je)>  
Sent: Friday, August 18, 2023 4:32:30 PM  
To: Hilary Jeune <H.Jeune@gov.je>  
Subject: Les Sablons appeal

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Hilary

Hope you're enjoying the summer. Please advise when you expect to decide on the Les Sablons appeal? Thanks

Kind regards

Simon

07797 717933

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Thank You.

----- End Of Message -----



Message Key:



**From:** [redacted]@gov.je  
**To:** Simon Crowcroft <S.Crowcroft@gov.je>  
**Cc:** Hilary Jeune <H.Jeune@gov.je>, [redacted]@gov.je, [redacted]@gov.je, [redacted]  
**Subject:** RE: Les Sablons appeal  
**Date:** Monday, August 21, 2023 10:31 BST  
**Attachments:** [redacted]

Dear Connétable

I'll respond on behalf of the Assistant Minister.

Subsequent to the receipt of the Planning Inspector's report into the appeal, and prior to the appeal being determined, the Minister for the Environment approved and adopted a suite of supplementary planning guidance (31 July 2023) that is of relevance to the development proposals:

1. Density standards (gov.je)<<https://www.gov.je/PlanningBuilding/LawsRegs/SPG/AdviceNotes/Pages/DansityStandards.aspx>>
2. Design guidance for St Helier (gov.je)<<https://www.gov.je/PlanningBuilding/LawsRegs/SPG/AdviceNotes/Pages/DesignGuidanceforStHelier.aspx>>
3. Making more homes affordable (gov.je)<<https://eur02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.gov.je%2FPlanningBuilding%2FLawsRegs%2FSPG%2FAdviceNotes%2FPages%2FMakingMoreHomesAffordable.aspx&data=05%7C01%7C%7Cb5411f13d6a6460b9ef008db9363763f%7C2b5615117ddf495c8164f56ae776c54a%7C0%7C0%7C638265827609800101%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6I1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=4Zg%2Fy6pHcdaOd7L8NyWCECRWpPbBEGPoMluicnOCqx8%3D&reserved=0>>

The Inspector assessed the proposals with reference to the first two of these SPGs, which were in draft form at the time of his report, but did not address the third SPG which triggers the provisions of Policy H6 – Making homes more affordable, but only once the SPG is adopted. The SPG is now adopted and, therefore, gives effect to Policy H6 which requires at least 15% of new homes on development schemes of 50 homes or more to be available for assisted purchase. The SPG is now a material consideration in the determination of planning applications. Article 19(1) of the Planning and Building (Jersey) Law, 2002 requires that all material considerations be taken into account in the determination of an application for planning permission.

As planning application reference P/2022/0388 was not considered against Policy H6, the Assistant Minister has referred the appeal back to the Inspector for a detailed assessment to be made of the application against the requirement of Policy H6 as a material consideration.

The Inspector has been requested to prepare a supplementary report for the Assistant Minister's consideration who will determine the appeal once the report has been duly considered. As the appeal is now back in the hands of the Inspector, the Assistant Minister is unable to offer an estimate as to when the final determination will be made.

Attached are the relevant Ministerial Decision documents relating to the referral back to the Inspector.

I trust this has answered your query, but please do not hesitate to get back to me with any further questions relating to the appeal process.

With kind regards

[redacted]  
Principal Policy Planner

[redacted]@gov.je

Government of Jersey  
19-21 Broad Street | St Helier | Jersey | JE2 3RR

[A picture containing shape Description automatically generated]

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From: Simon Crowcroft <[simon.crowcroft@sthelier.je](mailto:simon.crowcroft@sthelier.je)<<mailto:simon.crowcroft@sthelier.je>>>  
Sent: Friday, August 18, 2023 4:32:30 PM  
To: Hilary Jeune <[H.Jeune@gov.je](mailto:H.Jeune@gov.je)<<mailto:H.Jeune@gov.je>>>

Subject: Les Sablons appeal

[duplicate email removed]

**Message Key:**

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\*\*\*\*\*  
\*\*\*\*\*  
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**From:** [redacted]@gov.je>  
**To:** Hilary Jeune <H.Jeune@gov.je> [redacted]@gov.je>  
**Subject:** Les Sablons Appeal  
**Date:** Monday, October 09, 2023 15:35 BST  
**Attachments:** image001.png (17.9 KB)

Dear both,

Please hold this time in your diary for a site visit for Les Sablons.

Meet at 11am at Broad Street.

Kind Regards,

[redacted]

Administration and Research Officer  
Government of Jersey  
Ministerial Offices | Office of the Chief Executive  
19-21 Broad Street | St Helier | Jersey | JE2 3RR  
[cid:image001.png@01D9FAC5.E8A9E550]

----- End Of Message -----

Message Key:

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**From:** Hilary Jeune <H.Jeune@gov.je>  
**To:** [REDACTED]@gov.je  
**Addressed To:** [REDACTED]@gov.je  
**Subject:** Accepted: Les Sablons Appeal  
**Date:** Monday, October 09, 2023 17:17 BST

----- End Of Message -----

Message Key:

[REDACTED]



**From:** [REDACTED]@gov.je>  
**To:** Hilary Jeune <H.Jeune@gov.je> [REDACTED]@gov.je>  
**Subject:** Les Sablons Appeal  
**Date:** Thursday, October 12, 2023 11:16 BST  
**Attachments:** image001.png (17.9 KB)

Dear both,

Please hold this time in your diary for a site visit for Les Sablons.

Meet at 11am at Broad Street.

Kind Regards,

[REDACTED]

Administration and Research Officer  
Government of Jersey  
Ministerial Offices | Office of the Chief Executive  
19-21 Broad Street | St Helier | Jersey | JE2 3RR  
[cid:image001.png@01D9FAC5.E8A9E550]

----- End Of Message -----



**Message Key:**

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**From:** Hilary Jeune <H.Jeune@gov.je>  
**To:** [REDACTED]@gov.je  
**Addressed To:** [REDACTED]@gov.je  
**Subject:** Accepted: Les Sablons Appeal  
**Date:** Thursday, October 12, 2023 11:23 BST

----- End Of Message -----





Message Key:



From: Hilary Jeune <H.Jeune@gov.je>  
To: [REDACTED]@gov.je <[REDACTED]@gov.je>  
Addressed To: [REDACTED]@gov.je <[REDACTED]@gov.je>  
Subject: FW:  
Date: Tuesday, October 31, 2023 15:19 GMT

Hi [REDACTED]

Would you be able to reply to [REDACTED] with the link the appeals section of Les Sablons and note when it became public on the website.

Answering his requests for documents but not engaging on opinion

Many thanks  
Hilary

Deputy Hilary Jeune

Representative for St John, St Lawrence and Trinity  
Assistant Minister for Environment with responsibility for Energy and Climate Change  
Assistant Minister for Home Affairs with responsibility for Diversity, Equity and Inclusion  
Vice-Chair of States of Jersey's Commonwealth Parliamentary Assembly (CPA)  
Member of States of Jersey's Diversity Forum (sub-committee Privileges and Procedures Committee)  
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From: [REDACTED]@gmail.com  
Sent: Wednesday, October 25, 2023 11:29 AM  
To: Hilary Jeune <H.Jeune@gov.je>  
Subject:

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Good morning Hilary. Can i ask why you have not produced your report outlining the reasons why you have decided not to approve of the development in Broad street outlining in detail why you disagree with the UK Inspector who heard all the evidence at the Appeal hearing which you would not have done and who then used all his years of planning work and his many qualifications in this discipline- which you don't have- to arrive at your decision contrary to his. When can we expect that report? [REDACTED]

----- End Of Message -----



**Message Key:** [REDACTED]

**From:** [REDACTED]@gov.je>  
**To:** [REDACTED]@gmail.com" [REDACTED]@gmail.com>  
**Cc:** Hilary Jeune <H.Jeune@gov.je>, [REDACTED]@gov.je>  
**Subject:** Les Sablons  
**Date:** Wednesday, November 01, 2023 09:14 GMT  
**Attachments:** image001.png (17.9 KB)

Dear [REDACTED]

Thank you for your email to Deputy Jeune regarding the Les Sablons planning appeal.

Below is a link to the documents on the Government of Jersey website. The documents went live on Friday 20 October 2023.

Planning Application Documents (gov.je)<<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDocuments.aspx?s=1&r=P/2022/0388>>

Kind regards,

[REDACTED]

Administration and Research Officer  
Government of Jersey  
Ministerial Offices | Office of the Chief Executive  
19-21 Broad Street | St Helier | Jersey | JE2 3RR  
[cid:image001.png@01DA0CA2.B06671B0]

----- End Of Message -----



Message Key:



From: [REDACTED]@gov.je>  
To: [REDACTED]@gov.je>, Hilary Jeune <H.Jeune@gov.je> [REDACTED]@gov.je> [REDACTED]  
Cc: [REDACTED]@gov.je>  
Subject: RE: Media request - Le Masurier appeal  
Date: Wednesday, November 15, 2023 11:10 GMT  
Attachments: image001.jpg (12.8 KB)

Thank you. I'll send that on to [REDACTED]

From: [REDACTED]@gov.je>  
Sent: Wednesday, November 15, 2023 11:02 AM  
To: [REDACTED]@gov.je>; Hilary Jeune <H.Jeune@gov.je>; [REDACTED]@gov.je>; [REDACTED]@gov.je>  
Cc: [REDACTED]@gov.je>  
Subject: RE: Media request - Le Masurier appeal

Hi [REDACTED]

Please see below response, which can also be used to respond to other media queries on this issue.

Assistant Minister for the Environment, Deputy Hilary Jeune: "Now the developer has brought an appeal to the Royal Court, I need to carefully consider the grounds of appeal and take advice. It would be inappropriate for me to comment any further."

Many thanks

From: [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>  
Sent: Wednesday, November 15, 2023 10:08 AM  
To: Hilary Jeune <H.Jeune@gov.je<mailto:H.Jeune@gov.je>>; [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>; [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>; [REDACTED]@gov.je<mailto:[REDACTED]@gov.je>>  
Subject: Media request - Le Masurier appeal

Good morning Deputy Jeune,

We've had the following request from [REDACTED] from ITV on the Le Masurier appeal - I assume as it's a live appeal, you would be unwilling to comment, but wanted to pass on the opportunity.

[REDACTED] is asking:

We have just seen that Le Masurier has submitted an appeal at The Royal Court regarding the rejection of their 120m Broad Street regeneration project, Les Sablons, by the Assistant Minister for the Environment and Energy.

We are running this in our 6pm programme tonight. Is there a comment that the Chief Minister and/or Assistant Minister would like to provide in response?

If so, please can I be sent something by 5:30pm today. Alternatively, if they would prefer to share their thoughts on camera, I can do any time before 5:30pm.

Many thanks,

Direct +44 1534 [REDACTED]  
Mobile +44 7797 [REDACTED]

[REDACTED]  
Cabinet Office  
Government of Jersey  
19-21 Broad Street | St Helier | Jersey | JE2 3RR



**Message Key:**

4444444444 4444444444 4444444444 4444444444 4444444444



**From:** Hilary Jeune <H.Jeune@gov.je>  
**To:** [REDACTED]@gov.je  
**Addressed To:** [REDACTED]@gov.je  
**Subject:** Accepted: Les Sablons Meeting  
**Date:** Monday, November 20, 2023 10:50 GMT

----- End Of Message -----

Message Key:



From: [REDACTED]@gov.je>  
To: Hilary Jeune <H.Jeune@gov.je> [REDACTED]@gov.je>  
Subject: RE: time to speak up?  
Date: Tuesday, December 05, 2023 16:34 GMT

Hi Hilary,

Thanks for the note. Understood and hope you're ok!

I'm copying in [REDACTED] <mailto:[REDACTED]@gov.je> who is leading on Regulation comms, and I understand [REDACTED] has already been doing some planning around this, for when the time is right.

FYI - [REDACTED] <mailto:[REDACTED]@gov.je> heads the Regulation comms when there are potential internal conflicts between the Regulator and the Regulated. I may need to support the Housing Minister's comms (in this example) so [REDACTED] is best placed to support.

[REDACTED] please can you take this forward with Hilary and [REDACTED]

Thanks

[REDACTED]

From: Hilary Jeune <H.Jeune@gov.je>  
Sent: Tuesday, December 5, 2023 10:06 AM  
To: [REDACTED]@gov.je>  
Subject: time to speak up?

Dear [REDACTED]

I have started planning for the moment I want to speak out on all things that have happened around Les sablons. Could we meet at some point to brainstorm what data, facts etc would be useful to have at hand, who to offer the interview to and when the point to do it is. Could you help?

Thanks  
Hilary

----- End Of Message -----



Message Key: [XXXXXXXXXX](#)



**From:** Hilary Jeune <H.Jeune@gov.je>  
**To:** Kirsten Morel <K.Morel2@gov.je>  
**Addressed To:** k.morel2@gov.je  
**Subject:** Automatic reply: P/2022/0388 Les Sablons  
**Date:** Saturday, December 23, 2023 17:42 GMT

Thank you for your email. I am on annual leave and will not be accessing my emails. If you would like a response, please resend your email after 8th January so I can pick it up as promptly as possible on my return.

best Hilary

----- End Of Message -----





**Message Key:** [Faint icons]

**From:** Hilary Jeune <H.Jeune@gov.je>  
**To:** [Redacted]@gov.je  
**Addressed To:** [Redacted]@gov.je  
**Subject:** Automatic reply: Media release - Les Sablons decision  
**Date:** Friday, December 29, 2023 15:30 GMT



Thank you for your email. I am on annual leave and will not be accessing my emails. If you would like a response, please resend your email after 8th January so I can pick it up as promptly as possible on my return.

best Hilary

----- End Of Message -----