

# Planning.je

PROPERTY PLANNING SERVICES

**Do you have  
plans for your  
property?**

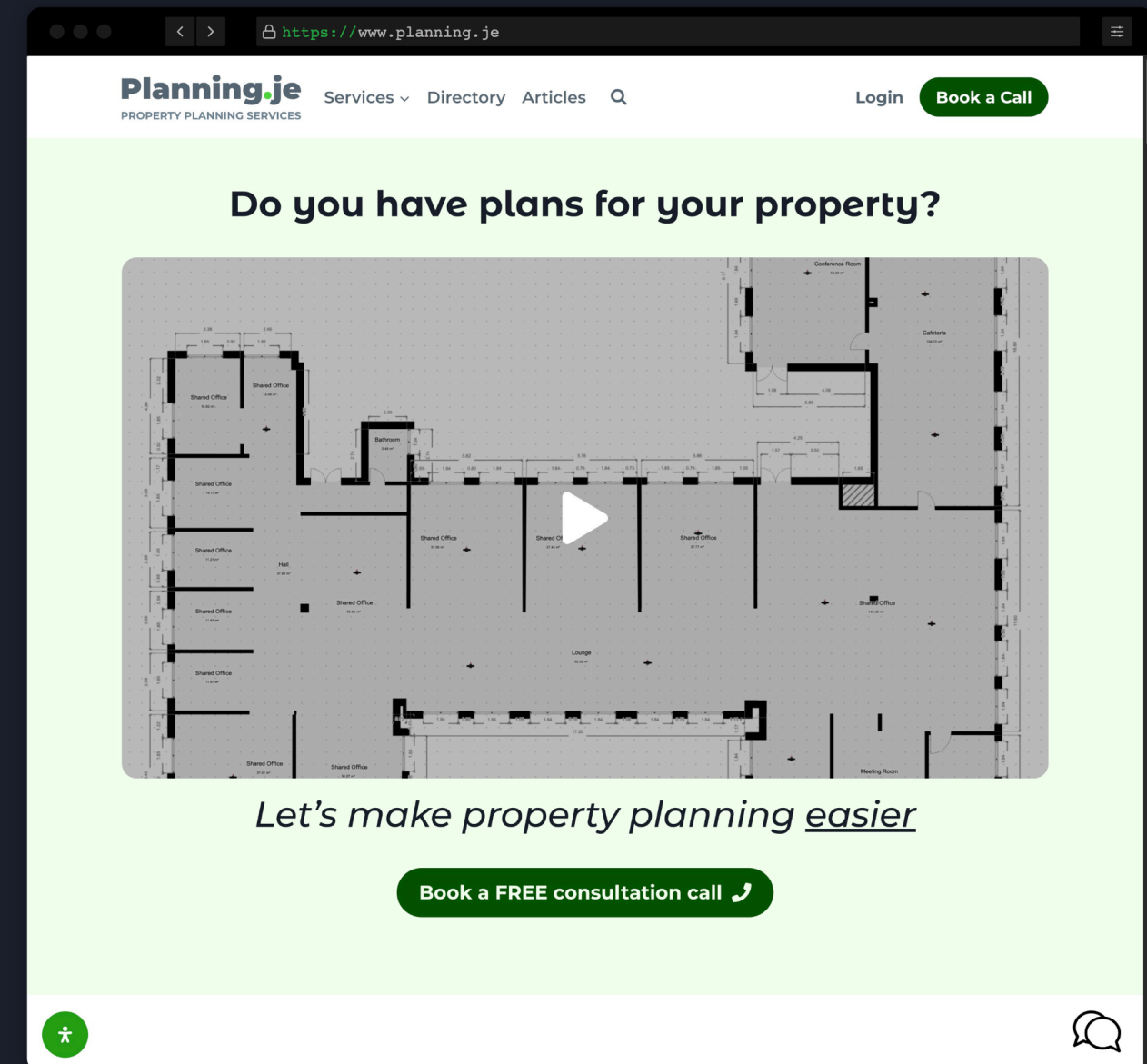
## We created Planning.je to bring your plans to life, with...

- 3D scanning & measuring
- Drone surveys
- Virtual reality
- Artificial intelligence

Modernising property planning services for Jersey.

Making planning accessible and efficient for all.

AI for online text and voice chat research, image processing, and map analysis.



# Your Planning AI chatbot

Perhaps, the first public use of AI in Jersey to solve real world needs?

Ask it anything about Jersey planning and building laws, regulations, guidance, heritage, and anything on our website to help with your research.

Soon, it'll be able to analyse live planning application and mapping data, too.

Try it out for all your general planning questions. It's free and online 24/7...

Planning AI: Hi! Ask me anything about planning in Jersey...

Guest: We'd like to add a little sunshine to our home with a conservatory, where do we start?

Planning AI: That's a great idea! If you're considering adding a conservatory to your property in Jersey, you will need to apply for Planning Permission. The Planning and Building (Jersey) Law 2002 may require you to obtain planning permission for a new structure or extension. However, the good news is that certain types of conservatories may be exempt from planning permission requirements, subject to certain criteria. You should also consider whether you need Building Regulation approval for the conservatory.

To determine whether your conservatory plans will require Planning Permission or Building Regulation approval, it is recommended that you contact a qualified architect or a planning consultant. If you decide to use our service, we can help you determine whether your proposed conservatory falls under exemptions and assist you in obtaining the necessary approvals. We can also provide design and support services for conservatories.

When it comes to choosing a conservatory style, there are several options available to

Type your message here...

Clear

Our Planning AI assistant is an experimental service, for your planning research interests. Please do not solely rely on any \*advice\* you may elicit, use only as inspiration for further research and discussion.



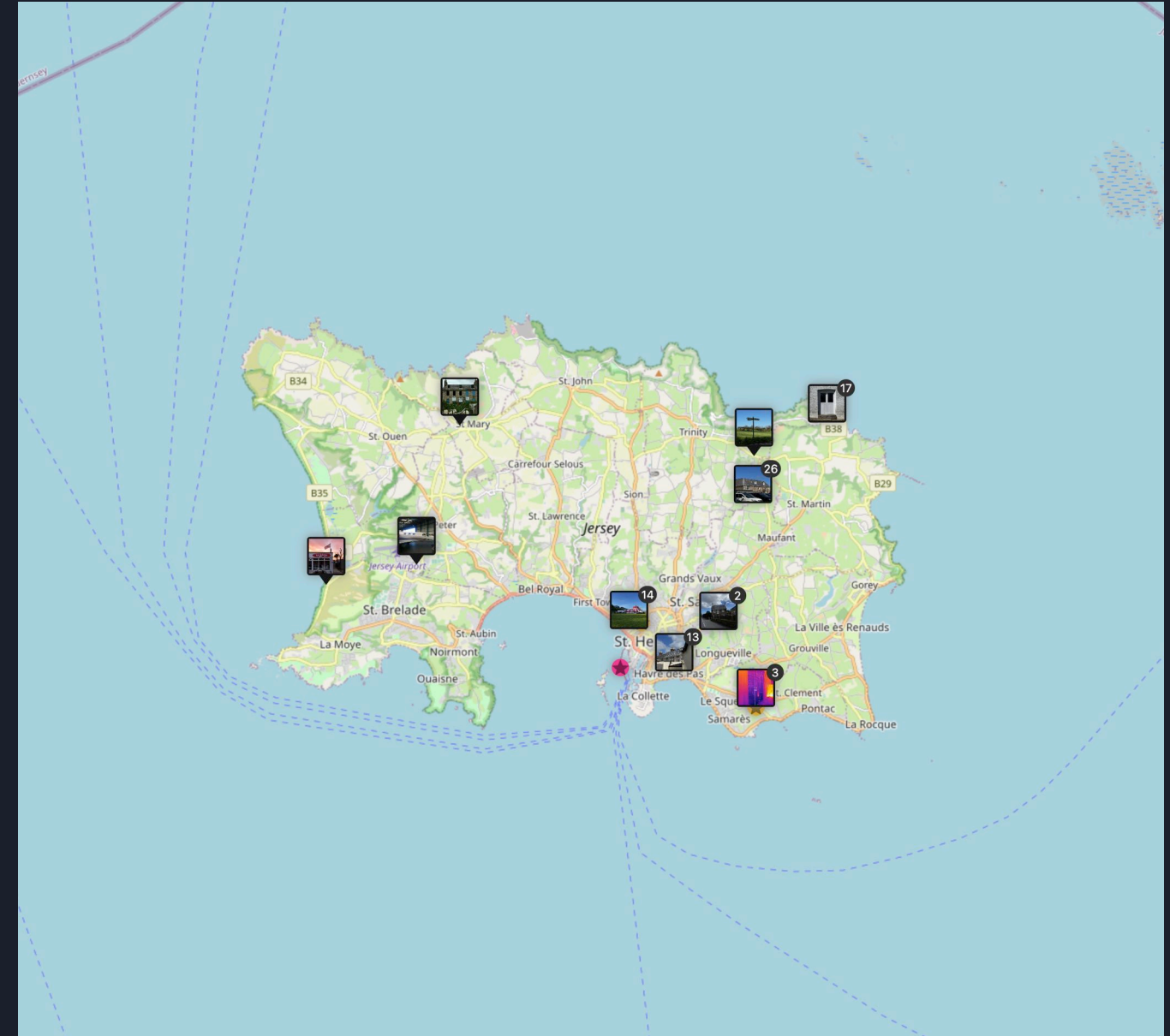
# We can take care of your planning needs for:

- 2D floorplans, 3D imagery and 360° virtual tours
- 3rd-party and expert witness condition reports
- Planning permission applications and documentation
- Requests for information, quotations, and claims
- Valuations for planning permission
- Introducing owners and managers to trades, services and developers

# Jersey property in numbers...

90,000+ unique addresses, including:

- Private properties
- Businesses
- Fields
- Places of interest



## Jersey Housing Statistics

According to the 2021 Jersey Census and Gov.je, there's:

- ~ 48,610 Private dwellings
  - ~ 44,583 Occupied private households
  - ~ 4,027 (8.3%) Unoccupied properties
  - ~ 55% Houses (24% detached, 31% semi or terrace)
  - ~ 45% Flats
  - ~ 53.5% Owner-occupied
  - ~ 33.5% Rented, lodging, staff, and tied accommodation
  - ~ 13% Social housing
- (We're seeking further data on commercial & retail.)





## Jersey Planning Statistics

~ 4,398 (9%) of addresses are listed for cultural significance

From the Planning Report on 2017-2021 data:

~ 200-230 Pre-planning advice applications per year

~ 1,100-1,500 Planning applications per year

~ 350-400 (~25%) Major planning applications per year

~ 900-1,200 (~75%) Minor planning applications per year

~ 10% determined by committee, and 90% by officers

~ 80% of delegated applications approved, and 20% refused

~ 55% of reviews dismissed

~ On average 210 compliance cases per year, 70% not requiring formal action, 26% pending and <5% resulting in formal action



**There's a lot to look after, so...**

**Let's get  
Planning!**



# Planning Applications

In Jersey you need planning permission for:

- New structures and accommodation (P1)
- Alterations (P2)
- Temporary structures (P3)
- Signage (P4)
- Protected trees (P5)

We match, quote and book you with the best available expertise for each.

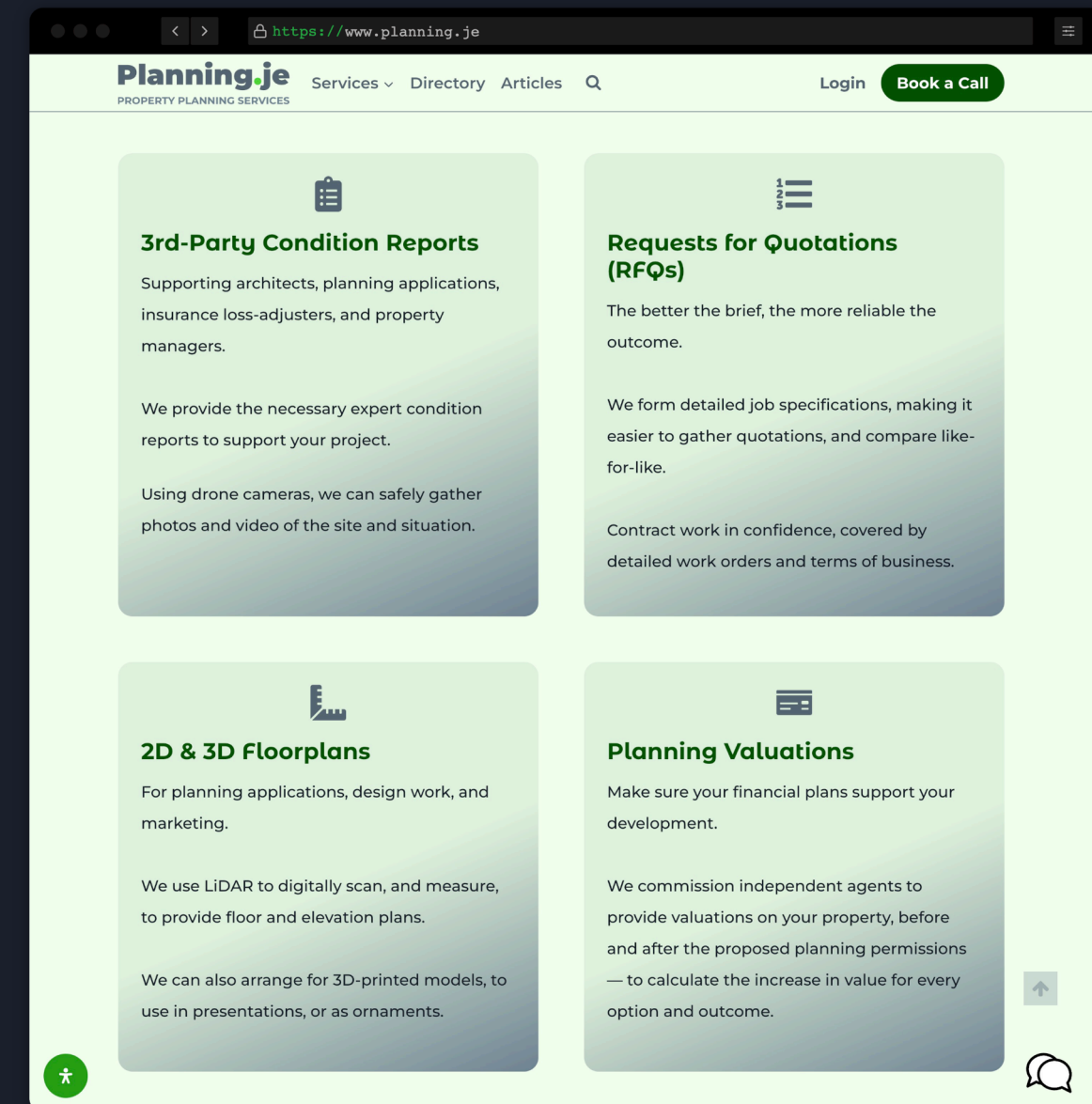


# Planning Services

Better information leads to better decisions.

We improve planning presentations with:

- 2D floor plans, 3D virtual tours, staging imagery
- 3rd-party expert witness condition reports
- Requests for information, quotations, evidence and claims reports
- Independent before & after valuation reports for financial planning



# Planning Partnerships

- According to Jersey Census data, the island has over four thousand vacant or underutilised properties.
- What's stopping these properties being developed and brought back into use?
- How do we improve all living standards?
- Planning.je offers independent and confidential off-market consultancy and brokerage to reconnect supply & demand.

## Property Owners

What do you need to make your plans a reality?  
Let us know your property development ideas, in confidence.

## Developers & Financiers

What types and size of projects are you looking to add value to?

We can discuss your options and capabilities confidentially with suitable matches.



# Services Simplified

Our mission is to add value, save time, and deliver results.

We do this by achieving your desired outcome in 3 steps:

1. Book a free call or site assessment visit
2. Provide no-obligation quotes
3. Get planning

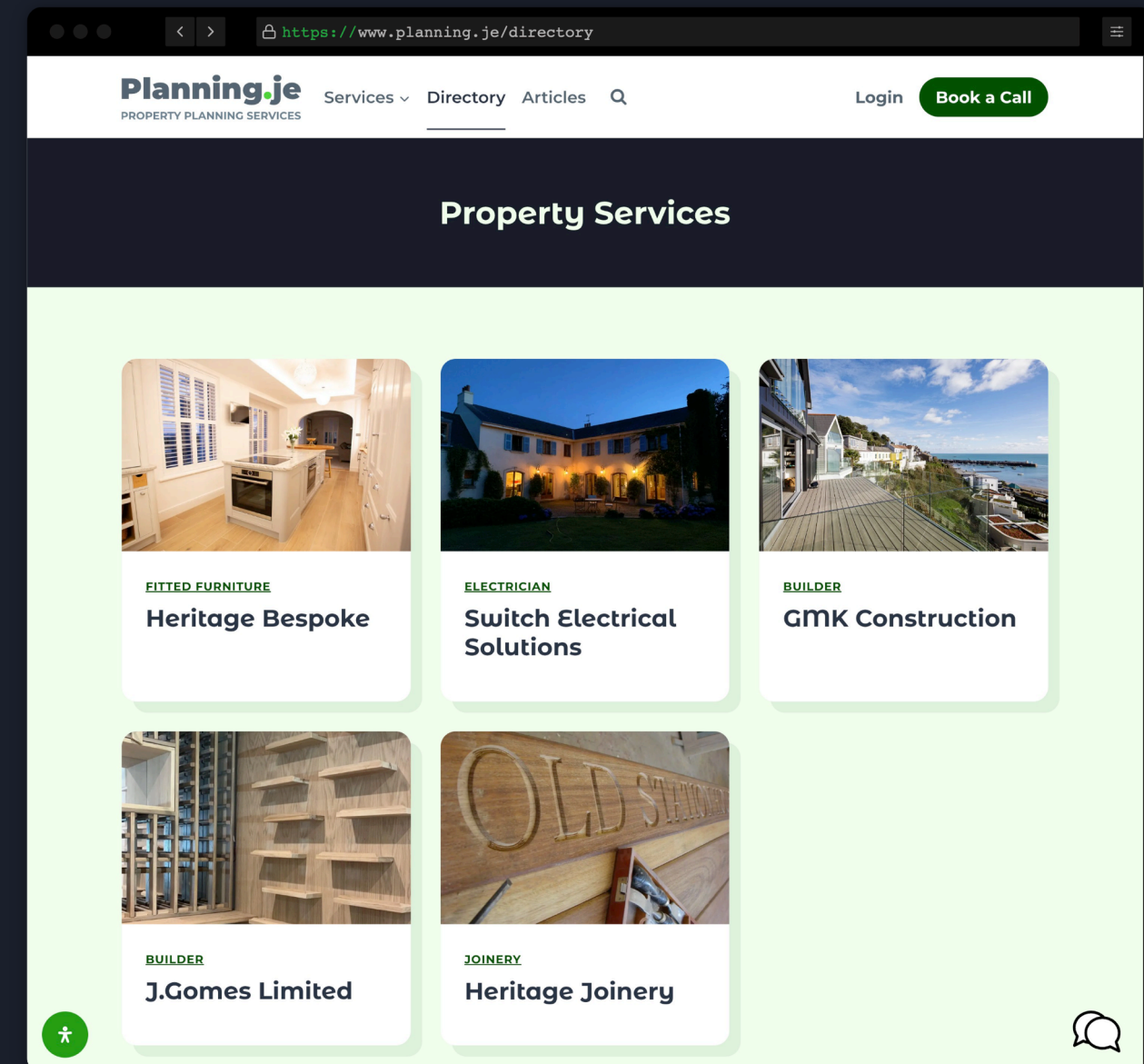
# Property Services Directory

It needs to be easier to find contractors and see their work.

We're solving this, too, with:

- High-quality listing, images & video
- Trades, materials, fittings, finishing, furnishing, surveying, design, service, and support providers
- [planning.je/yourname](https://www.planning.je/yourname) pages for all services

[Get in touch](#) for your FREE listing page.



# Let's talk planning

Everyone has valuable experiences, stories, and ideas we can learn from.

We'll do the planning research — to share our findings openly online.

Have your say in the comments section below each article.



# What else?

**Technology doesn't solve problems — people do.**

Tell us what you need or want to see at [planning.je/feature-requests](https://planning.je/feature-requests)

Introduce your property or business at [planning.je/contact](https://planning.je/contact)

Follow and share your planning stories and experiences on social media:

- [twitter.com/planningjersey](https://twitter.com/planningjersey)
- [facebook.com/planningjersey](https://facebook.com/planningjersey)
- [linkedin.com/company/planningjersey](https://linkedin.com/company/planningjersey)
- [instagram.com/planningjersey](https://instagram.com/planningjersey)
- [youtube.com/@planningjersey](https://youtube.com/@planningjersey)

Let's make plans — improve what we can — and protect what we share...

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