

Planning and Building (Jersey) Law 2002

Planning and Building (Public Inquiries) (Jersey) Order 2008 (as amended)

South-West St. Helier Waterfront Planning Inquiry – Application Reference PP/2021/1969

PRE-INQUIRY MEETING

9.30 – 11.30am Monday 3 April 2023 at St. Paul’s Centre, New Street, St Helier JE2 3RA

INSPECTOR’S NOTE AND AGENDA

Background

1. This note outlines matters for discussion at the forthcoming Pre-Inquiry Meeting (PIM).
2. The PIM will be led by the Inquiry Inspector, Philip Staddon, a Chartered Town Planner and Planning Inspector appointed by the Minister for The Environment, Deputy Jonathan Renouf.
3. The purpose of the PIM is to prepare for the Inquiry by discussing procedural, logistical and other arrangements. This is to ensure that when the Inquiry is held, it runs efficiently and effectively, and concentrates on the main issues.
4. The PIM will include discussions concerning arrangements for the presentation of evidence and submissions to the Inquiry, and related administration. It will also include arrangements to ensure that the Inquiry is open and inclusive to all interested parties.
5. No evidence about the application proposal will be heard at the PIM, and it is not an opportunity for any party to present their case. However, there will be some discussion about Inquiry topics and themes, and the number and specialisms of expert witnesses who are expected to appear at the Inquiry. There will also be discussions about issues raised by interested parties, and how these are best accommodated within the Inquiry.
6. Following the PIM and agreement to the actions arising, the Inspector, in conjunction with the Programme Officer, Helen Wilson, will produce a detailed programme for the Inquiry itself. This will be published ahead of the Inquiry, which will formally open at 9.30am on Monday 15 May 2023 at St Paul’s Centre and will sit for up to 5 days.
7. Matters for discussion at the PIM are set out overleaf in the agenda.

PRE-INQUIRY MEETING AGENDA

1. Welcome and introductions
2. The planning application reference PP/2021/1969
 - a) Revised description and amended plans and documents
 - b) 3D computer model
 - c) Consultee responses and any outstanding responses
 - d) Confirmation of discharge of all procedural requirements relating to consultation and publicity
 - e) Interested parties' comments on the application
3. The Inquiry
 - a) Terms of reference and scope of the Inquiry
 - b) The Programme Officer, Helen Wilson – introduction and role
 - c) Inquiry website
 - d) Inquiry documentation – core documents list and Inquiry documents list
 - e) Statements of Case received by the 19 March 2023 deadline and anticipated numbers and scope of Proofs of Evidence to be submitted by 16 April 2023
 - f) Statement of Common Ground between the Applicant and Planning Authority
 - g) Any other anticipated Statements of Common Ground or position statements
 - h) Inquiry witnesses, participants and interested parties, including any availability constraints
 - i) Questioning and whether cross examination is necessary/desirable
 - j) Inquiry main issues and format of the sessions, including facilities for interested parties, such as an open plenary session
 - k) Room layout, seating, sitting times and resources (including electronic library and projection facilities), 3-D model, virtual participation and live streaming
 - l) Planning Obligations Agreement 'heads of terms'
 - m) Draft list of planning conditions
 - n) Site inspections
 - o) Any other Inquiry procedural matters
4. Any other business and close (by 11.30am)