

**SOUTH WEST ST HELIER WATERFRONT
INQUIRY DOCUMENTS LIST**

Procedural and General Documents	
PGD1	Note and agenda for the Pre-Inquiry Meeting
PGD2	Notes and Actions following the Pre-Inquiry Meeting
PGD3	Schedule of Consultees
PGD4	Ministerial Notice of calling of the Inquiry, 7 February 2022
PGD5	Ministerial Notice – Decision of Determination by a Panel, 12 June 2023

Post Issue of Report/Not Considered by the Inspector	
PIR1	Draft conditions, 29 June 2023

Documents Submitted During the Inquiry	
INQ1	Opening speech by Lee Henry, CEO, Jersey Development Company
INQ2	Opening statement by John Nicholson, on behalf of Jersey Development
INQ3	Opening statement by Wendy Johnston, on behalf of The Regulation Section of Infrastructure and Environment
INQ4	Addendum Errata Schedule, Design Codes, 12 May 2023
INQ5	House Price Index Fourth Quarter – 2022, 16 May 2023
INQ6	Inquiry Note - Residential Net to Gross Floorspace, 17 May 2023
INQ7	Mr T Vibert - The Rise and Fall of the Jersey Shipyard
INQ8	La Frégate – Review of article ‘The Rise and Fall of Jersey Shipyards’ by Robin S. Cox (undated) in relation to Listing HE1942, 17 May 2023
INQ9	Email on behalf of the applicant regarding the planning consents for “Horizon” (Castle Quay Phase 2), 18 May 2023
INQ10	Cars/Vehicles Registered, submitted by Mr T Vibert, 18 May 2023
INQ11	South West St Helier Waterfront: Roads Review - Opportunities for KOS 7 – Summary Note, submitted by the applicant
INQ12	Proposition - La Collette Waste Management Site – Development Plan, Lodged 6 April 2023
INQ13	Contaminated Waste Projects Jersey, IHE, Solid Waste, 19 May 2023
INQ14	La Collette Headland photograph (for illustrative purposes), March 2023
INQ15	Note prepared by WSP, on behalf of the applicant - reviewing the requested issues of (1) accident data at the Castle Street Roundabout and (2) the existing underpass link from now IFC site, 19 May 2023
INQ16a	Email from the Head of Strategic Housing and Regeneration, regarding affordable housing, 16 May 2023
INQ16b	Government Plan 2023 to 2026
INQ16c	Action on Housing – Recent Progress and Waterfront Guidance, September 2021
INQ17a	Closing Statement by John Nicholson, on behalf of the applicant
INQ17b	JAC Feedback, Design Team Response

INQ17c	Closing Statement by Lee Henry, CEO, Jersey Development Company
INQ18	House Price Index information, submitted by Mr Vibert
INQ19	Closing statement by Wendy Johnston, on behalf of The Regulation Section of Infrastructure and Environment
INQ20a	Email from Wendy Johnson to the Programme Officer, 24 May 2023, regarding Density Note
INQ20b	Note on behalf of the applicant on Net Residential Density, 18 May 2023
INQ20c	Email on behalf of the applicant to Wendy Johnson, 24 May 2023, regarding Density Note
INQ21	Post Inquiry Note on Transport, 24 May 2023, Infrastructure and Environment
INQ22	Income Distribution and Affordable Housing, Strategic Housing and Regeneration
INQ23	Quintiles by Tenure Data 1921-1922, Strategic Housing and Regeneration
INQ24	Inquiry Note on behalf of the applicant - Outline Approach / All Matters Reserved, 5 June 2023
INQ25a	Email from Wendy Johnson to the Programme Officer, 5 June 2023, regarding Note regarding documentation for determination
INQ25b	Note regarding documentation for determination prepared by Regulation – Infrastructure & Environment, 5 June 2023

Statements of Common Ground	
SCG1	Statement of Common Ground between the Applicant (Jersey Development Company Ltd) and Simon Ruddlesden on behalf of the Government of Jersey – Contaminated Land and Hydrogeology, May 2023
SCG2	Statement of Common Ground between the Applicant (Jersey Development Company Ltd) and the Planning Authority - Planning, May 2023
SCG3	Statement of Common Ground between the Applicant (Jersey Development Company Ltd) and Regulation Directorate of the Infrastructure and Environment Department (I&E Regulation) of the Government of Jersey - Waste Regulation Matters, May 2023
SCG4	Statement of Common Ground between Waterman on behalf of the Applicant (Jersey Development Company Ltd) and IHE on behalf of the Government of Jersey - Drainage, 17 May 2023
SCG5	Statement of Common Ground between the Applicant (Jersey Development Company Ltd) and the Infrastructure and Environment (Operations and Transport) (IE O&T) section of the Government of Jersey - Transport, 17 May 2023

Draft Conditions and Planning Obligation Agreement	
CPOA1	Draft Conditions, Informatives and Planning Obligation Agreement Heads of Terms submitted by the “Planning Authority”, 5 May 2023

Proofs of Evidence	
The “Planning Authority”	
PA/1	Proof of Evidence of Wendy Johnston – Planning
PA/2	Proof of Evidence of Tracey Ingle – Heritage, Townscape and Landscaping
PA/3	Proof of Evidence of David Monks – Pollution Control
PA/4	Proof of Evidence of Andy Downie – Liquid Waste

PA/ 5	Proof of Evidence of Andy Rive – Waste
PA/6	Proof of Evidence of Lisette Jones – Sustainability, Climate Change and Renewable Energy
PA/7	Proof of Evidence of Ashraf Lakho – Transport
PA/8	Proof of Evidence of Simon Ruddlesden - Ground Conditions, Contamination and Hydrogeology
The Applicant	
APP/ 1	Proof of Evidence of John Nicholson, Planning Policy
APP/2a	Proof of Evidence of Patrick Conn, Landscape and Urban Design
APP/ 2b	Summary Proof of Evidence of Patrick Conn, Landscape and Urban Design
APP/3	Proof of Evidence of Sarah Gibson, Landscape and Visual Matters
APP/ 4	Joint Proof of Evidence of John Fielding & Mike Waddington, Architecture and Design Codes
APP/ 5a	Proof of Evidence of Daniel Hyde, Transport
APP/5b	Appendix to Proof of Evidence of Daniel Hyde, Transport
APP/6	Proof of Evidence of Anthony Farman, Heritage
APP/ 7a	Proof of Evidence of Carl Slater, Ground Conditions
APP/7b	Appendix to Proof of Evidence of Carl Slater, Ground Conditions
APP/ 8	Proof of Evidence of Richard Simmonds, Drainage
APP/9	Proof of Evidence of Harriet Safe, Ecology
APP/ 10	Proof of Evidence of Helen Judd, Flood Risk
APP/11	Proof of Evidence of Jonathan Short, Coastal Defence
APP/12a	Proof of Evidence of Mark Maclagan, Noise
APP/ 12b	Appendix to Proof of Evidence of Mark Maclagan, Noise
APP/13	Proof of Evidence of Andrew Fowler, Air Quality
APP/ 14	Proof of Evidence of Dr Ankit Singh, Sustainability
APP/15	Proof of Evidence of Joseph Symes, Wind
APP/ 16	Proof of Evidence of Ian McKenna, Daylight and Sunlight Amenity
APP/17	Written Representation by Philippa Curran, Engagement
APP/ 18	Joint Proof of Evidence of Fintan Geraghty & Claire Beard, Population and Health

Interested Parties	
IP/1	Proof of evidence of Christopher McCarthy
IP/1a	Further submission by Christopher McCarthy
IP/1b	Further submission by Christopher McCarthy, May 2023
IP/1c	Further submission by Christopher McCarthy, 18 May 2023
IP/1d	Further submission by Christopher McCarthy, 18 May 2023

Written Representations	
WR1	Written representation by Ben Ludlam
WR2	Written representation by Steve Beddoe

Statements of Case	
SOC1	Statement of Case on behalf of the Applicant
SOC2	Statement of Case by the Planning Department
SOC3	Statement of Case by the Strategic Housing and Regeneration Team, Cabinet
SOC4	Statement of Case by the Historic Environment Team, Place and Spatial
SOC5	Statement of Case by IHE - Solid Waste Department
SOC6	Statement of Case by IHE - Liquid Waste Department

SOC7	Statement of Case by Natural Environment, Water & Air
SOC8	Statement of Case by Environmental Health
SOC9	Statement of Case by Infrastructure, Housing and Environment (IHE):
SOC10	Statement of Case by Save Jersey's Heritage
SOC11	Statement of Case by Kim Carpenter
SOC12	Statement of Case by Sue Baron
SOC13	Statement of Case by Christopher McCarthy
SOC13a	Supporting document to Statement of Case by Christopher McCarthy

Consultation Responses	
CR1	Jersey Fire and Rescue, February 2022
CR1a	Jersey Fire and Rescue, May 2023
CR2	Historic Environment Team, February 2022
CR3	Environmental Health, February 2022
CR4a	Parish of St Helier, February 2022
CR4b	Parish of St Helier, February 2023
CR5	Tourism Regulation, March 2023
CR6	States Police, March 2022
CR7a	Operational Services – Drainage, March 2022
CR7b	Infrastructure, Housing and Environment – Drainage, March 2022
CR7c	Infrastructure, Housing and Environment – Drainage, April 2023
CR8a	Infrastructure, Housing and Environment – Transport, April 2022
CR8b	Infrastructure, Housing and Environment – Transport, February 2023
CR9	Strategic Policy, Planning and Performance, June 2022
CR10a	Marine Resources, June 2022
CR10b	Marine Resources, April 2023
CR11a	Land Resource Management, June 2022
CR11b	Land Resource Management, March 2023
CR12	Solid Waste Department, June 2022
CR13	Land Resource Management – Water & Air, June 2022
CR14	Infrastructure, Housing and Environment – Coastal, June 2022
CR14a	Infrastructure, Housing and Environment – Coastal, March 2023
CR15a	Jersey Architectural Committee, Design Review meeting, 26 May 2022
CR15b	Jersey Architectural Committee, 10 September 2021
CR15c	Jersey Architectural Committee, 28 May 2021
CR15d	Jersey Architectural Committee, 19 February 2021
CR15e	Jersey Architectural Committee, 27 November 2020
CR15f	Jersey Architectural Committee, 18 January 2020
CR15g	Jersey Architectural Committee, 31 March 2023
CR16a	Strategic Policy, Planning and Performance, Planning Policy, July 2022
CR16b	Strategic Policy, Planning and Performance, Planning Policy, March 2023
CR17	Public Health Directorate, March 2023
CR18	Ambulance Service, April 2023
CR18a	Ambulance Service, April 2023 (2)
CR19	Flood Risk Assessment Review, April 2023
CR20a	Children, Young People, Education and Skills, April 2023
CR20b	Children, Young People, Education and Skills – Pupil Yield Calculation April 2023
CR21	Jersey Water, May 2023

Comments on the Planning Application	
COM1a	Derek Mason, January 2022
COM1b	Derek Mason, November 2022

COM2	William Wardmen, February 2022
COM3	Zachay Marett, February 2022
COM4a	Ben Ludlam, February 2022
COM4b	Ben Ludlam, November 2022
COM4c	Ben Ludlam, February 2023
COM5	National Trust for Jersey, March 2022
COM6	Philip Romeril, April 2022
COM7a	SOS Jersey, April 2022
COM7b	SOS Jersey, February 2023
COM8	Keely Hegarty, July 2022
COM8a	Keely Hegarty, March 2023
COM9a	Chris McCarthy, August 2022
COM9b	Chris McCarthy, August 2022
COM9c	Chris McCarthy, August 2022
COM9d	Chris McCarthy, March 2023
COM10	Glyn Mitchell, August 2022
COM11a	Sustainable Jersey Group, August 2022
COM11b	Sustainable Jersey Group, February 2023
COM12	Sharon Baxter, February 2023
COM13	Lisa Richardson, February 2023
COM14	Stacy Renehan, February 2023
COM15	Ben Pirozzolo, February 2023
COM16	Jeremy Peel, February 2023
COM17	Louise Maughan, February 2023
COM18	Brandon Le Rossignol, February 2023
COM19	Annette Hodgkinson, February 2023
COM20	Sally Coenen, February 2023
COM21	Selina Zenonos, February 2023
COM22	Wilfried Schreder, February 2023
COM23	Nathan Lawrence, February 2023
COM24	S Dewing, February 2023
COM25	Thomas Crawford, February 2023
COM26	K Roby, February 2023
COM27	S Morgab, February 2023
COM28	L Mclean, February 2023
COM29	S King, February 2023
COM30	D Wetheridge, February 2023
COM31	R Taylor, February 2023
COM32	M Syvret, February 2023
COM33	C Silvester, February 2023
COM34	B Reade, February 2023
COM35	L Picot, February 2023
COM36	D Osmand, February 2023
COM37	S North, February 2023
COM38	M Norbury, February 2023
COM39	G MacFeeters, February 2023
COM40	S Le Maistre, February 2023
COM41	P Holmes, February 2023
COM42	D Holmes, February 2023
COM43	C Eaton, February 2023
COM44	V Daley, February 2023
COM45	H Chambers, February 2023
COM46	A Burczyk, February 2023
COM47	L Bailey, February 2023
COM48	D Bailey, February 2023

COM49a	A Woodward, February 2023
COM49b	A Woodward, February 2023
COM50	F Waite, February 2023
COM51	M Vibert, February 2023
COM52	M Vernon, February 2023
COM53	V Vaughan, February 2023
COM54	J Vardon, February 2023
COM55	A Thorne, February 2023
COM56	H Taylor, February 2023
COM57	E Sterry, February 2023
COM58	Felicity S, February 2023
COM59	J Russell, February 2023
COM60a	L Robinson, February 2023
COM60b	L Robinson, February 2023
COM61	K Price, February 2023
COM62	C Powell, February 2023
COM63	V Osmand, February 2023
COM64	A E O'Connell, February 2023
COM65	J Nguyen, February 2023
COM66	S Meacock, February 2023
COM67	H Mcalinden, February 2023
COM68	S Mapplebeck, February 2023
COM69	J Lucas, February 2023
COM70	G Lever, February 2023
COM71	H Le Main, February 2023
COM62	J Le Breuilly, February 2023
COM63	A Kenny, February 2023
COM64	D Kennedy, February 2023
COM65	Jersey Youth Parliament, February 2023
COM66	J Illing, February 2023
COM67	C Hoyles, February 2023
COM68	L Howlett, February 2023
COM69	M Hayward, February 2023
COM70	Z Hawley, February 2023
COM71	K Guegan, February 2023
COM72	H Grace, February 2023
COM73	L Gibault, February 2023
COM74	C Gasston, February 2023
COM75	D Garrido, February 2023
COM76	L Gallichan, February 2023
COM77	L Fowler, February 2023
COM78	J Fowler, February 2023
COM79	A Fortune, February 2023
COM80	P Fleming, February 2023
COM81	S Finch, February 2023
COM82	C Finch, February 2023
COM83	P Esterson, February 2023
COM84	S Edmondson, February 2023
COM85	I Durkin, February 2023
COM86	C Duggan, February 2023
COM87	J De la Mare, February 2023
COM88	S De Gruchy, February 2023
COM89	C Daly, February 2023
COM90	A Coupland, February 2023
COM91	H Corfield, February 2023

COM92	H Clayton, February 2023
COM93	J Chandlen, February 2023
COM94	M Carter, February 2023
COM95	L Brown, February 2023
COM96	H Bourke, February 2023
COM97	J Booth, February 2023
COM98	L Bolla, February 2023
COM99	A Wood, February 2023
COM100	M Wanless, February 2023
COM101	C Wanless, February 2023
COM102	F Vadher, February 2023
COM103	C Tyler, February 2023
COM104	P Tanguy, February 2023
COM105	N Rowe, February 2023
COM106	A Roberts, February 2023
COM107	E Ridgway, February 2023
COM108	D Richards, February 2023
COM109	H Refault, February 2023
COM110	K Rainbow, February 2023
COM111	J Pearce, February 2023
COM112	J Pais, February 2023
COM113	T Nguyen, February 2023
COM114	S Newman, February 2023
COM115	B Muldoon, February 2023
COM116	T Mielec, February 2023
COM117	J Marett, February 2023
COM118	D Maletroit, February 2023
COM119	A Le Quesne, February 2023
COM120	T Kassaveti, February 2023
COM121	A Jehan, February 2023
COM122	N Jardine, February 2023
COM123	N Hudson, February 2023
COM124	S Horsfall, February 2023
COM125	N Hoang, February 2023
COM126	R Herve, February 2023
COM127	J Gorrod, February 2023
COM128	F Gibson, February 2023
COM129	K Gallichan, February 2023
COM130	R Donaldson, February 2023
COM132	B Dixon, February 2023
COM133	M De Gruchy, February 2023
COM134	C Cook, February 2023
COM135	C Chowdhury, February 2023
COM136	M Bradbury, February 2023
COM137	M Boyle, February 2023
COM138	L Boyle, February 2023
COM139	A Boxall, February 2023
COM140	I Benest, February 2023
COM141	J Baines, February 2023
COM142	S Ahier, February 2023
COM143	J Acey, February 2023
COM144	J Taylor, February 2023
COM145	C Stephens, February 2023
COM146	R De Louche, February 2023
COM147	P Davey, February 2023

COM148	J Darwood, February 2023
COM149	Cycle4Jersey, February 2023
COM150	S Watkins, February 2023
COM151	K Primrose, February 2023
COM152	V Zarcu, February 2023
COM153	W Wright, February 2023
COM154	R Waite, February 2023
COM155	S Veitch, February 2023
COM156	P Stilwell, February 2023
COM157	E Sharpe, February 2023
COM158	E Ross, February 2023
COM159	Y Roberts, February 2023
COM160	P Quenault, February 2023
COM161	S Pickering, February 2023
COM162	C Philp, February 2023
COM163	M Nelson, February 2023
COM164	S Muir, February 2023
COM165	B Morris, February 2023
COM166	T Mcghee, February 2023
COM167	R Martin, February 2023
COM168	N Le Cornu, February 2023
COM169	J Kenny, February 2023
COM170	C Hullahbrown, February 2023
COM171	D Hopkins, February 2023
COM172	R Hawkesford, February 2023
COM173	J Haskins, February 2023
COM174	A Hardiman, February 2023
COM175a	A Goncalves, August 2022
COM175b	A Goncalves, February 2023
COM176	A Gage, February 2023
COM177	H De Feu, February 2023
COM178	N Dorney, February 2023
COM179	C Dolbel, February 2023
COM180	T Dingle, February 2023
COM181	T De Sousa, February 2023
COM182	C Danna, February 2023
COM183	R Crowe, February 2023
COM184	T Cooper, February 2023
COM185	J Cartant, February 2023
COM186	L Bullock, February 2023
COM187	A Brown, February 2023
COM188	L Bowman, February 2023
COM189	S Tucker, February 2023
COM190	R Knight, February 2023
COM191	J Roberts, March 2023
COM192	D Laskowska, March 2023
COM193	R Kinnear, March 2023
COM194	J Gabrielsson, March 2023
COM195	L Ford, March 2023
COM196	S De La Cour, March 2023
COM197	J Blakeley, March 2023
COM197a	Further comment by J Blakeley, May 2023
COM198	J Young, March 2023
COM199	C Bloomer, March 2023
COM200	S Gabrielsson, March 2023

COM201	J Rowley, March 2023
COM202	R Hegarty, March 2023
COM203a	S Beddoe, March 2023
COM203b	S Beddoe, April 2023
COM204	S Labey, March 2023
COM205	L Walsh, March 2023