

## **SOUTH-WEST ST. HELIER WATERFRONT PLANNING INQUIRY**

### **PLANNING APPLICATION REFERENCE PP/2021/1969**

#### **INSPECTOR'S NOTE – THE INQUIRY PROGRAMME**

A programme for the Inquiry has now been published. It has been developed in consultation with the main parties. It has been designed to cover the main evidence topics in a logical and structured manner. It also takes into account certain witness availability constraints. The programme remains a live document and may be subject to further change. The Programme Officer will publish any updates on the Inquiry website.

My role in assessing this application, in order to provide a report and recommendation to the Minister, involves the appraisal of a very significant body of evidence. That includes all of the application plans and documents, along with a significant number of representations from interested parties and responses from consultees. It also includes Statements of Case and Proofs of Evidence submitted to the Inquiry.

I began my formal assessment of this body of evidence following my appointment by the Minister in March 2023, and it is an ongoing process. As a result, I am familiar with the evidence and the differing views about the merits and impacts of the proposed development.

The formal Inquiry sessions are an important opportunity to explore and test the submitted evidence with contributions from the applicant, the planning authority and interested parties. It will provide an opportunity for the applicant to make its case, for the planning authority to set out its views, and for interested parties to express their opinions.

I intend that the Inquiry will be an open and transparent one, rather than confrontational. At the Pre-Inquiry Meeting, there was a consensus that formal cross-examination would not be necessary and that the Inquiry should comprise a series of themed sessions, covering the main evidence topics. These are set out in the programme, along with identified participants.

All participants should focus on illuminating the submitted evidence. They should not seek to introduce new material or new matters that might come as a surprise to other parties.

There is an established running order in planning inquiries, which I intend to adhere to in most sessions. After my introduction to each session, the applicant will be invited to make its case. Its expert witness on the session topic will usually read a summary of their Proof of Evidence. They will then be asked questions to explore the evidence.

The usual order for questioning is, first, by the applicant's own team, followed by questions from the planning authority officers and then, at my discretion, questions from interested parties. Following that, the applicant can ask further questions of its witness, known as re-examination, although these should be confined to matters of clarification arising from

earlier questioning, and should not open new ground. I will then ask any questions that I may have.

The process is then repeated for the planning authority's evidence and for any interested parties who are participating in that particular session.

When speaking at the Inquiry, all participants should address me and not the public gallery. Succinct and clear contributions and answers, with references to identified plans and documents, are encouraged. This will help us in ensuring that the programme stays on track and that everyone who wishes will have an opportunity to speak.

It may be the case that in some sessions, particularly where there is a lot of common ground, a less formal round table discussion approach can be adopted. I will seek to agree any tailoring of the approach with the parties at the time. Similarly, the plenary session will be informal.

If you have any questions about the programme, or how to take part in the Inquiry sessions, please contact the Programme Officer at [progofficer@aol.com](mailto:progofficer@aol.com)

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**2 May 2023**