

Public Inquiry into Applications for Planning Permission - References P/2017/0805 and P/2017/1023

Inspector's Information Note (1)

This is a preliminary note which I am putting on the inquiry website for the information of all interested parties.

Inquiry Timing

It is currently expected that the inquiry will start on the morning of Monday 19 February 2018 and take up to 5 days, including time for inspections of the sites and surroundings. **This is a provisional indication**, which may need to be adjusted when more is known about the number of participants. I hope to prepare a provisional timetable for the inquiry in January after I have received statements of case, but any timetable will only be approximate. As a general indication, it is likely that the applicant's case will be heard first, followed by the Department of Environment and other parties. At present it is not possible to say whether the inquiry will be completed within the week starting 19 February.

Information from Participants

At the time of writing (early December 2017) I do not know which bodies or individuals may wish to take part in the inquiry, or whether any group of individuals may be represented. Early information on the above matters would help in organising the proceedings efficiently. All interested parties are therefore asked to email details to the Programme Officer for the inquiry, Mrs Christine Self (ac.self@blueyonder.co.uk). Please include as much information as possible on matters such as number of witnesses and representation by advocate if that is relevant, and include a contact name and telephone number. One of the PO's tasks will be to get time estimates from intending inquiry participants.

Email contact is preferable as Mrs Self works part-time. Her telephone (01225 872654) has an answering machine when she is not available. If you need to phone and want to leave a recorded message, please give clear details of your name and number so that she can call you back.

Statements of Case and Proofs of Evidence

As announced in the Minister's public notice, statements of case by those intending to appear at the inquiry must be submitted by 5pm on 5 January 2018. Proofs of evidence will then be due later (see below). Please note that for this purpose "submitted" means **received** by the Programme Officer. Earlier submission would be helpful.

For those not familiar with planning inquiry procedure, a statement of case should set out (in not more than 1500 words) the main points which a party wants to put forward for or against a proposed development. Proofs of evidence should contain more detailed evidence in support of the case. The evidence is made available beforehand so

that it can be subject to scrutiny and tested by questioning - this is known as cross-examination, although it is not as formal as cross-examination in court proceedings, and the inquiry is intended to be inquisitorial rather than confrontational.

I plan to issue further guidance about the format of proofs of evidence and other documents, but all those who may be involved are asked to note now that both electronic and paper copies of proofs should be ready for submission **to be received** by Friday 2 February. (One of the reasons for needing paper copies is because although electronic versions of these documents are useful, I find it quicker and more efficient to use paper copies for studying large documents, especially those with references to scaled plans or technical appendices.)

Written Representations

As an alternative to appearing at the inquiry, any interested person or organisation may submit written representations through the Programme Officer, preferably by email. If your submission is more than a letter or short statement, you may then be asked to supply paper copies - details of the number of copies will be made known in due course. **There is no need to repeat letters or other written comments on the applications which have already been submitted to the Department of Environment**, as all those written comments will be considered and will be available for the Minister. Written submissions cannot be made privately or in confidence and all views expressed will be open to publication.

Other Matters

As recorded above, this inquiry is into two planning applications. Some of the letters submitted to the Department of Environment, which I have seen on the gov.je website, make comments about another application (Reference P/2017/0519). The Minister's decision to hold the inquiry did not include this third application, so (assuming no change in circumstances) it is outside the scope of the inquiry.

It may be helpful to provide here some brief information about my professional background. I am a chartered town planner with about 35 years experience of holding inquiries and hearings into planning appeals or applications, in various jurisdictions and countries. I have also worked in local government and as a consultant.

Mrs Christine Self has worked as an independent Programme Officer for planning inquiries and public examinations for about 17 years, mainly on short contracts for government bodies in the UK.

Graham Self
Inspector
2 December 2017.