

Creation of a Panel to consider the independent planning inspector's recommendations on the Waterfront plans

Article 12 of the Planning and Building (Jersey) Law 2002 states that: ‘... following the public inquiry the Minister [of the Environment] alone may determine the application or, where the Minister considers that the nature of the application or the decision is of such significance for the public of Jersey that it is expedient to do so, the Minister may refer the matter to a panel (the “determining panel”) for determination. The determining panel must consist of the Minister and at least 2 other Members of the States Assembly, chosen by the Minister.’

The Minister has judged that the decision on the Waterfront is of such public importance and significance that it merits the formation of a Determining Panel for the first time to consider the independent planning inspector’s recommendations on the waterfront plans.

The revised ‘South West St Helier’ application includes proposals for up to 984 residential units, parking, retail, commercial, social infrastructure, leisure, arts and cultural facilities, open spaces, new access, landscaping, the relocation of the slipway and La Frégate, land reclamation and flood defence measures. This is the most significant masterplan in years due to its size/scale, the units and impact on the environment. It will see fundamental change to a highly important part of the island, with an impact on all islanders.

To facilitate robust decision making and better governance, the Minister for the Environment will be joined on the Panel by the Assistant Minister for the Environment and by the Chair of the Planning Committee. The Assistant Minister has experience of making appeals decisions when the Minister is conflicted and the Planning Chair – elected by fellow States Members to his role – is well versed in the making of planning decisions. The collective decision making of the Panel is appropriate for the magnitude of the decision it will have to consider.