

Draft Island Plan – Examination in Public

Natural Environment Marine Zone, Policy NE 5 22/9/10

Before Alan Langton, Assistant Inspector

Participants:

Paul Harding (Association of Jersey Architects)

Charles Alluto (National Trust for Jersey)

James Godfrey (Royal Jersey Agricultural and Horticultural Society)

Jersey Environmental Forum

John Mesch (Council for Protection of Jersey Heritage)

Greg Morel (P&E Fisheries marine biologist)

Maurice Dubras

Stephen de Gruchy

Captain Howard Le Cornu (States of Jersey Harbours) with Sarah Price

PG Donne Davis (St Helier Boat Owners' Association/Gorey Boat Owners' Association joint representation)

In attendance: Kevin Pilley (Planning Officer) & two members of the public.

Howard & I summarised the arguments for removing marinas from para. 2.52 (*....development in the Marine Zone including, for example marinas....will not be permitted.*) and that marinas should be given similar treatment to fish farming in Policy NE 5 (*....there is a presumption against all developments except those which are essential for navigation; access to water; fishing and fish farming....*).

The Inspector asked several questions about waiting lists & visitor numbers, to which Howard responded and about locations to which I said proximity to existing harbours such as St Helier, Gorey & St Catherines was more likely than isolated locations.

Other participants who spoke:

Maurice Dubras – gave strong support. Surprised at the exclusion as development of marine leisure had been important when he was on Harbours & Airport Committee. As a founder & strong supporter of the 'Line in the sand' initiative he felt a marina development would have no impact on the big picture.

John Mesch – supported and suggested a simple amendment to the wording to facilitate the change.

Greg Morel – disputed my comparison with fish farming in terms of relative damage to the marine environment, but in a rather convoluted argument failed to come down for or against marinas – despite being pressed twice by the Inspector to do so.

Finally I referred to the Officers' recommendation to reject the written submissions from us & the GBOA on the grounds that any needs would be met by Proposal 11 (i.e. within the Harbours & Old Harbours Regeneration Zones). I pointed out that the zones were bounded by the outer harbour arms & the La Collette reclamation site, which precluded any possibility of a marina in the sea. Whilst there was some scope within the harbours area, our members were strongly of the opinion that the heritage value of the historic old harbours should be preserved.

The Inspector then closed the debate and asked the Planning Officer to comment. The Officer said he was unconvinced that there was a case for changing the Plan and that when preparing the Plan, they were not aware of any proposal for a new marina, other than at Gorey, which he dismissed due to the Ramsar site & proximity to the Mont Orgueil heritage site.

Despite the Inspector's protestations that the debate was closed, Maurice Dubras challenged as ludicrous the idea that anything should be prohibited in the Plan purely on the grounds that Planning were not aware of the possibility of an application.

Conclusion

I believe we had a sympathetic hearing from the inspector and I was very surprised at the support from other participants & that no contrary points were made - I had come prepared for a debating battle with the conservation lobby, and am almost disappointed that most of my research has gone in the bin unused!

PDD 23/9/10