

FIELD 1418, ST. SAVIOUR/TRINITY: DEVELOPMENT IN THE GREEN ZONE

**Lodged au Greffe on 5th June 2001
by the Planning and Environment Committee**

STATES OF JERSEY

STATES GREFFE

180

2001

P.86

Price code: B

PROPOSITION

THE STATES are asked to decide whether they are of opinion -

to support the intention of the Planning and Environment Committee to grant planning permission to allow the Jersey New Waterworks Company Limited to build a store for pipes and fittings on Field 1418, St. Saviour/Trinity above Grands Vaux Reservoir (as shown on drawing No. 659) the land being situated within an area designated as Green Zone on the Island Map, as amended 1-87.

PLANNING AND ENVIRONMENT COMMITTEE

Report

The site is located upstream of Grands Vaux reservoir in a very secluded part of the valley, which forms part of the Green Zone.

External storage of large pipes and fittings already occurs either side of the track which serves the site. This is an established use which commenced shortly after the German Occupation. Much of the storage occurs in an underground tunnel which is a legacy of the Occupation. The tunnel is, however, unfit for continued use because it has only one entrance, poor means of ventilation and does not meet today's strict health and safety standards.

Significantly, the position of the proposed building is such that it would be concealed from general public view and would therefore cause no visual impact beyond its immediate surroundings.

The proposed building would be 60 metres long by 20 metres wide by seven metres high to the apex, and five metres high at the eaves. The building would incorporate an internal overhead crane for off-loading of plant and equipment. The structure would be sited adjacent to the existing tunnel entrance with the roof-line well below the height of the adjacent cōtil and existing trees. The proposed external colour of the building will be dark green, in order that it will blend in to the surrounding area.

As an essential utility company, it is accepted that there is a need for Jersey New Waterworks Company to maintain a comprehensive stock of pipes, fittings and valves, to ensure such items are readily available to carry out emergency repairs and thus minimise disruption to the Island's water supply.

As part of the proposal, the Jersey New Waterworks Company have agreed to enable the creation of a new footpath through the valley across its land, which will serve as a strategic pedestrian link between town and Green Lanes serving the north of the Island. The construction of the footpath will be a joint project undertaken by Planning and Environment and Jersey Tourism, and will be for the benefit of locals and visitors alike.

Members are reminded that a previous Proposition failed on a casting vote. Bearing in mind the issues raised during that debate, the Jersey New Waterworks Company were advised to investigate other sites, notably redundant agricultural sheds.

The Company have explored the opportunity for other sites through discussions with a number of States Departments, including Agriculture and Fisheries, and 15 local estate agents, to ascertain whether there are any existing buildings in the Island which meet their requirements or, failing that, alternative sites which could accommodate a new building which meets their requirements (see The Jersey New Waterworks Company Ltd.'s Report dated March 2001 issued under separate cover).

In the light of these findings, which the Planning and Environment Committee accepts, we conclude that the Grands Vaux site continues to provide the most suitable location for the proposed building, especially bearing in mind there is an established use for the external storage of pipes on this site.

On the balance of all these considerations, it is considered that the proposed building and use is essential for community purposes, and because of its limited visual impact, the States is asked to endorse this exception to its Green Zone Policy.

There are no implications for the financial or manpower resources of the States arising from this proposition.

