

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT  
BY DEPUTY G.P. SOUTHERN OF ST. HELIER**

**ANSWER TO BE TABLED ON TUESDAY 3rd JULY 2007**

**Question**

Is the Minister now able to reveal the results of the wind-tests performed on the Castle Quay development?

**Answer**

I can confirm that the results of this study are now available. A summary of the Wind Tunnel Study has been published within the Environmental Impact Analysis that was undertaken for Castle Quay. This Environmental Impact Analysis was a prerequisite of the application, as required by Supplementary Planning Guidance, and is a public document which constituted part of the formal planning application submission.

I am pleased to provide a summary of some of the main results of this study.

A boundary layer Wind Tunnel Study was carried out by consultants to assess the pedestrian and terrace level wind environment for the Castle Quay Development. The study provides a detailed quantitative assessment of the wind environment at key locations around the proposed development. This is evaluated in terms of the UK Industry standard pedestrian comfort and safety criteria. The study assesses the impact of the proposed development relative to the existing site conditions. The study also verified the effectiveness of wind mitigation schemes in order to provide a suitable pedestrian level wind environment for planned pedestrian activities.

Three key conclusions were drawn from the work:-

1. For existing site conditions the pedestrian level wind environment in and around the existing site is generally rated as unsuitable in terms of safety and deemed comfortable, at least in winter, for no more than a level of walking normally associated with business activities.
2. The proposed development has a significant beneficial impact on wind conditions within the site relative to existing site conditions.
3. The proposed development also has a major beneficial impact on conditions during much of Rue de L'Etau and at the south-west side of the Aquasplash Leisure complex.

The Wind mitigation scheme has been prepared by the developer and is integrated with the hard and soft landscaping proposals which form part of the landscaping framework for the site.

The main mitigation measures are screens which can either be solid i.e. glazing or walls; or porous, i.e. landscaping and planting, located at key points within the scheme to provide wind deflection. There are a series of folding door shutters at ground floor level where the development has a westerly aspect which will give protection to pedestrians to wind and inclement weather. They are retractable so that in fine weather the 'inside' street becomes part of the outdoor promenade.

These measures need not detract from the appearance of the development. Where 'porous' screening such as planting is appropriate they will contribute positively to the appearance. Plants and trees have been chosen with their context and ability to adapt to the conditions very much in mind. Where solid screens are unavoidable they will be used in a manner which considers their context and visual impact. Glazed screens (which can be decorated) have been used in schemes elsewhere to deliver the same protection to pedestrians whilst considering appearance, context, setting and views.

The approval will stipulate that all mitigation measures which are not currently part of the landscaping scheme

will require the approval of the Minister before they can be implemented.

In summary, the construction of Castle Quay should not have an adverse impact upon the current wind level environment around adjoining buildings. Base level information is available for the existing wind levels at Harbour Reach and the proposed development will not adversely impact upon the present wind environment around that building.

My officers will be happy to provide access to the full Report, as described above.