

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

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**Lodged au Greffe on 5th September 2000  
by the Planning and Environment Committee**

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**STATES OF JERSEY**

**STATES GREFFE**

180

2000

P.154

Price code: A

## **PROPOSITION**

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

to support the Planning and Environment Committee's intention to grant planning permission to the Jersey New Waterworks Company for the construction of a store for pipes and fittings, on Field 1418, St. Saviour/Trinity, above Grands Vaux Reservoir, (as shown on drawing No. 651/1) 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. The main storage occurs in an underground tunnel which is a legacy of the German Occupation. The tunnel is 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 cotil 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.

Finally, 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.

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 support this exception to its Green Zone Policy.