

STATES OF JERSEY



SPRINGFIELD STADIUM: MAINTAINING AMENITY SPACE (P.125/2014) – COMMENTS

**Presented to the States on 8th September 2014
by the Minister for Planning and Environment**

STATES GREFFE

COMMENTS

In considering this proposition I would like to remind members of the planning permission that has been approved for the site.

Planning permission was granted on 23rd June 2014 for the development of a 3G pitch at Springfield Stadium. The project includes other modest changes to the Park and, during the course of the application, I listened carefully to the concerns of residents regarding the importance of this green space in St. Helier. As with all planning decisions, there is a balance to be struck when considering the needs of different community groups. My conclusion was that this scheme achieved an appropriate balance of those needs.

Any loss of open space through this planning permission has been minimised as far as possible, whilst still allowing for the important benefits associated with the redevelopment, such as increasing community and school use of the pitch and improving spectator and user facilities. The 3G pitch will be used for a wide variety of community, soccer school, and schools' use, as well as for the Football Club and for the forthcoming Island Games. This offers a significantly greater community and Island benefit than that existing, and whilst it is acknowledged that some open space will be lost to the west and north of the pitch to create improved spectator areas, this will be limited in extent.

Following representations received and a site visit involving the Minister and interested parties, including politicians and neighbours, amended plans were submitted by the applicant to further minimise any loss of open space by retaining the play area in its existing position on site whilst providing new play facilities. In addition, a high priority was given to achieve landscape improvements over and above the existing landscaping on site, and as a result new trees and landscaped areas will be provided on site to enhance its green character and appearance.

Throughout the planning application process, full details of the proposed changes were made publicly available on the States of Jersey website and available to view at the Planning Department Office. The public viewed these plans and commented accordingly. A Public Meeting was then held on 16th June 2014 to consider the application, and representations and consultations were made. Following this Public Meeting, a site visit was conducted by the Minister on 20th June 2014 to further consider the concerns expressed at the Public Meeting and to discuss possible amendments to the application to improve the application further. Amended plans were duly submitted, which it was considered met these concerns as far as possible whilst still achieving the important benefits of the development.