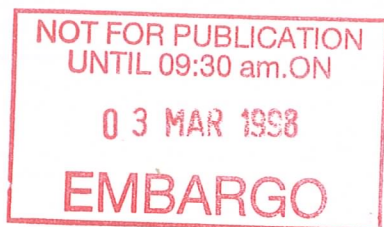


**LES CREUX, ST. BRELADE: LAND
USE STRATEGY**

**Lodged au Greffe on 3rd March 1998
by the Sport, Leisure and Recreation Committee**



STATES OF JERSEY

STATES GREFFE

PROPOSITION

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

- (a) to express their support for the strategic planning proposals for Les Creux as set out in the report dated August 1997 of Land Use Consultants and summarised in paragraphs 7 and 8 of the report dated 4th September 1997 of the Sport Leisure and Recreation Committee;
- (b) to request the Finance and Economics Committee, under Article 18(b)(2) of the Public Finances (Jersey) Law 1967, for the use of the unused balance of funds in the Committee's capital vote of credit 'Les Creux Golf Course' (Vote No. C1241) for the purposes of the development of Les Creux as summarised in paragraphs 8, 9, and 10 of the Committee's report.

SPORT, LEISURE AND RECREATION COMMITTEE

- NOTES:
- 1. The comments of the Finance and Economics Committee will follow.
 - 2. The Planning and Environment Committee supports this proposition.

Report

1. Les Creux comprises an area of land of approximately 250 vergées in the Parish of St. Brelade, which was originally identified under Policy RE3 of the Jersey Island Plan (1986) as a suitable site for the development of a new 18 hole golf course.
2. At the time of the preparation of the Island Plan, it was recognised that there was considerable demand for an additional 18 hole golf course and the Les Creux site emerged as the only suitable area.
3. Various studies on the design, implementation and management of an 18 hole golf course were commissioned by various States Committees. However, a key factor in the implementation of such a proposal was the ability of the States to acquire or to have control over all the land zoned for golf. In the event, this was not possible due to a significant number of landowners with key land holdings not wishing to sell or lease their land for this purpose. The States, on 17th January 1995, did not approve the Sport, Leisure and Recreation Committee's proposition P.169/94, which requested compulsory purchase.
4. In view of this, the Committee commissioned KPMG in 1996 to look at the possibility of constructing a nine hole rather than an 18 hole golf course, with complementary facilities such as a driving range and golf centre. The KPMG report concluded that, given the construction of a new nine hole course at Les Ormes and the extension to the course at the Jersey Recreation Ground, there was sufficient provision for nine hole courses. The demand from tourism and local golfers was for an additional 18 hole course.
5. Given the conclusion of the KPMG report, the Committee decided that the construction of a golf course at Les Creux was no longer a realistic option. The Committee, therefore, established a Working Party to review the use of the land in States ownership and to make recommendations that would be in the best interests of the community. The Working Party comprised -

Deputy M. Vibert, representing the Sport, Leisure and Recreation Committee

Mr. J. Hathaway, representing the Parish of St. Brelade

Mr. V. Bourgoise, Chief Executive Officer of Sport, Leisure and Recreation

Mr. G. Smith, Assistant Director, Planning and Environment Department

Mr. M. Freeman, Environmental Services

Mr. W. Biddlecombe, Project Planning and Resources Manager, Sport, Leisure and Recreation

Mr. P. Bastion, Chief Officer, Agriculture and Fisheries Department

Mr. W. Marrett, Advisory Council, Sport, Leisure and Recreation.

In March 1997, the Committee commissioned Land Use Consultants (LUC) to undertake a land use study of the site (including the areas of land remaining in private ownership), and to draw up recommendations as to its future land use and management.

6. **Terms of reference**

The Brief issued by the Sport, Leisure and Recreation Committee, dated 24th January 1997, required the appointed consultants to provide advice on -

- (a) the uses to which the land at Les Creux can be put, in order to provide the Island with an environment that will be attractive and beneficial to both the local population and the tourist;

- (b) how the area can be developed to accommodate known sport and recreational demands without compromising the natural environment;
 - (c) how the Les Creux site can complement and link with the surrounding areas creating a natural resource that will enhance the west of the Island;
 - (d) the overall capital costs of any proposed development of the Les Creux area.
7. LUC have prepared a Master Plan for Les Creux, following extensive research and public consultations, and a copy of this report was issued to members on 3rd October 1997.

The Master Plan for Les Creux seeks to interpret the strategic planning context for the site, as set out in the Island Plan, and the various policy statements of relevant Committees by conserving and, where appropriate, enhancing the features and attributes of the site, which are of intrinsic value, while also coming forward with suggestions for new sports and leisure activities, which can be accommodated on the site without detracting from this character.

8. The report proposes that the site be comprised of four zones of distinct environmental character: coastal, inland, woodland and transition zones. These are delineated in Figure 10 of the LUC report. The proposals within each zone will be closely integrated, through agreed management plans, which include a clearly defined set of objectives, coupled with a detailed programme of action. The detailed proposals for the area are set forth in figure 11 of the LUC report.
9. Many aspects of the report's proposals will need to be worked up in detail, before they can be fully costed. Since the specification of such works requires further detailed survey, and because the implementation will depend on the nature of individual management agreements to be reached by the various administering Committees, it is not possible to propose a detailed estimate of the report's recommendations. However, an

attempt has been made to estimate the cost of providing the various items that would involve new construction and the provision of new facilities, as follows -

	£
new woodland creation	75,250
creation of new heathland	18,250
restoration/creation of field boundaries	137,750
creation of wetland areas	113,250
access improvements, including new footpaths, parking, etc.	330,500
construction of new sports/community facilities	520,250
other items	<u>64,750</u>
Sub Total	1,260,000
Contingencies (10%)	<u>126,000</u>
Total	<u>1,386,000</u>

It should be noted that this cost does not cover the possible construction of the indoor bowls green (seven rinks), nor does it include fees, finance costs or the cost of any additional land purchases or leases.

A major part of the cost (37 per cent) is for the construction of new sports/community facilities. Although the cost of community facilities is likely to fall to the States, it can be anticipated that the costs of some of the other facilities would be met by sporting interests, or an income would be obtained from the lease of the facilities to such interests.

10. The Committee has a balance of £1,271,715.89 in its capital vote of credit (Vote No. C1241) for the construction of a golf course at Les Creux and the States is requested to agree to this sum being applied to the Les Creux development as proposed in LUC's report.

4th September 1997.