

3.13 The Deputy of St. Peter of the Minister for Planning and Environment regarding basis for valuation of land for pumping station at H2 development site at Field 848, St. Peter:

In respect of the requirement for a pumping station on the land, a car park on the H2 development, field 848 in the Parish of St. Peter, are any actions being taken to ensure that the value being attributed is a full and commercial amount? Are any conditions being imposed on the developer requiring nearby properties to be surveyed before construction works, and will property owners be indemnified for any damage to their properties arising from construction works?

Senator F.E. Cohen (The Minister for Planning and Environment):

The development of category A homes on the zoned land at Bel Royal will require appropriate flood mitigation measures to ensure the proposed development will not be susceptible to future flooding and will not result in flooding to existing properties. The surface water pumping station is an integral and essential part of the proposed flood mitigation measures. You will significantly reduce the current and future risk of flooding to existing properties bordering the marsh area to the south of the proposed housing site. If it is approved, it will be a substantial benefit to the community and would be provided at no capital cost to the public. The best position for the station is nearest the outfall, as it only benefits upstream areas. This is why the Transport and Technical Services (TTS) Department regard the site in the public car park as the optimum location. The station will involve the loss of 3 or 4 existing parking spaces. TTS has indicated that the developer should pay the commuted sum of £8,000 to cover the permanent loss of 4 parking spaces, and that there will be an additional charge for the loss of any spaces during construction. If the application is approved, it will be TTS who will design the pumping station and will be responsible for contracting out the work. The applicant will simply fund the construction, including design and contract management fees as well as 15 years maintenance and replacement of the pumps. It is understood that this is the usual practice for TTS to incorporate provisions in its contracts which address potential issues affecting nearby properties, including noise, dust, vibration, lorry movements, hours of work, et cetera, and indemnities against damage to other properties.

3.13.1 Deputy R.G. Le Hérissier:

In the light of all the issues that have arisen around site H2 and given the fresh eyes that the Planning Minister has been able to bring to this situation, would he have grave doubts about the development proposed?

Senator F.E. Cohen:

This is subject to current application and it is subject to a debate. I think it will be inappropriate for me to comment further at this stage.