# STATES OF JERSEY

## Committee of Inquiry Public Meeting

## FRIDAY, 25th APRIL 2008

**Panel:**
Mrs. C.E. Canavan (Chairman)
Mr. D.J. Watkins
Mr. P. Kemble

**Witnesses:**
Mr. S. Fisher (Manager Engineering, Transport and Technical Services)

**Clerk to the Committee:**
Mrs J. Bell-Cook

**Mrs. C.E. Canavan (Chairman):**
David Watkins, Carol Canavan, Peter Kemble and our committee clerk Mrs. Bell-Cook. You have had your questions, which are basic questions that we wanted to ask. We probably will digress. [With regard to] the drainage system for the site. Can you update us on where we are? It is not finalised, obviously. These questions were drafted some time ago.

**Mr. S. Fisher:**
Yes, you are correct, it is not finalised. There are 2 elements, really, to the drainage. There is the onsite drainage which is the housing development drainage and then also the pumping station down at the car park to the south. With regards to the onsite drainage, as usual these things -- I think David alluded to it previously. It is a question of the developers providing proposals or designs which come in for our approval. We send back comments, they get revised they get resubmitted. It is an exchange of information. Currently that is still going on for the onsite drainage and we had the last proposals last week, which we are currently considering at the moment all going through.

**Mrs. C.E. Canavan:**
Sorry to interrupt you, when you say onsite drainage, is that foul or surface or both?

**Mr. S. Fisher:**
[It is] both [meaning] the complete package. As I say, we had the last proposals last week which we are currently reviewing at the moment and we will probably get comments back and requests for any revisions next week. As regards the pumping station, we are still waiting for the first detailed proposals for that arrangement.

**Mrs. C.E. Canavan:**
[Detailed proposals] from the developer?

**Mr. S. Fisher:**
[Yes] from the developer.

**Mr. P. Kemble:**
And that is the onsite foul?

**Mr. S. Fisher:**
No, that is the surface water pumping station.

**Mr. P. Kemble:**
[Is that] onsite surface [water]?

**Mr. S. Fisher:**
No, sorry, the offsite. The pumping station is down in the car park to the south. There are 2 elements to the drainage: one is the drainage that is on the actual housing site itself, the housing development; then there is a separate surface water pumping station that is required down on the coast in the car park, which is the surface water station. It is the proposals for that we are still waiting for.

**Mrs. C.E. Canavan:**
So the surface water from the site will go to the pumping station in the car park?

**Mr. S. Fisher:**
It will go into the Perquage then down to the sea past the pumping station, yes.

**Mrs. C.E. Canavan:**
Then the foul goes from the site …

**Mr. S. Fisher:**
The foul collects on the site to an onsite pumping station, which is beyond the housing development, and that will be pumped up to the gravity sewer that is behind the seawall on the coast. From there it goes down to First Tower and up to Bellozanne, which is the standard arrangement for housing developments.

**Mrs. C.E. Canavan:**
So, the plans for the pumping station that you will probably get next week, is that the onsite surface or is that the pumping station down at [the] car park?

**Mr. S. Fisher:**
No, we are still waiting for the -- we made it clear quite some time ago what our requirements were for the offsite pumping station, which is the one down by the coast, and we are still waiting for the developer to provide proposals or details of that. As I say, the onsite drainage, which is just the drainage network, if you like, plus the foul pumping station that is required on the housing site, is the subject of the negotiations at the moment.

**Mr. P. Kemble:**
As far as this offsite surface water pumping station is concerned in the car park, are you aware is there a question of ownership of the land or it a technical problem of providing it to be protected from seawater, or does that not concern you?

**Mr. S. Fisher:**
Well, it does concern us. Technically we have made clear what we are looking for and we have from the developer rough layout and sketches. So, technically they are on the right track and we are just waiting for detailed proposals. The land issue is a separate matter, and I understand, as of this week, that negotiations had taken place between the developer, Jersey Water and Property Holdings, because, I

think as you are aware, the car park -- part of it is owned by the public but the centre section is owned by Jersey Water. It is leased by the public for a car park.

**Mr. P. Kemble:**
With the other third parties, is the protected section of the codicil in the will?

**Mr. S. Fisher:**
The codicil applies to the western end of the car park, which is the public park.

**Mr. P. Kemble:**
Which is where the pumping station is likely to be located?

**Mr. S. Fisher:**
[It is] where it was originally going to be located yes.

**Mr. P. Kemble:**
[What do you mean] originally?

**Mr. S. Fisher:**
We were originally going to locate the pumping station at the west end of the car park, as any pumping station needs a control housing for the electrical equipment and stuff and that was going to go at the western end. When the codicil came to light, which was, I have to say, quite late in the day to us, obviously we needed to rethink that. We revisited the requirements down there and now we have to move the control housing to the eastern end of the car park. As a result better surface water pumping station design has dropped out of that as a result of looking into it in more detail. This is why negotiations are now going on between Jersey Water and Property Holdings on behalf of the States, and the developer.

**Mrs. C.E. Canavan:**
That legal problem has gone then, really, if the pumping station has moved to the other end?

**Mr. S. Fisher:**
Yes, in effect. The codicil does not matter now.

**Mr. P. Kemble:**
Except [that] it may probably still have to pass across or under that land in order to get to the eastern end of the site.

**Mr. S. Fisher:**
The codicil only applies to above-ground structures and there will not be any above-ground structures at that end.

**Mrs. C.E. Canavan:**
Question 4 is the question about the drainage system which obviously, to us, seemed to be a fundamental part of the development. Is it usual, or have you come across it before, when the development has gone so far without the drainage system being sorted out?

**Mr. S. Fisher:**
[It is] probably not [usual]. It is usual at the planning application stage for the actual principle of how a site is going to be drained to be agreed. In this particular case there is a requirement for a pumping station, requirement for storage tanks on site and so on. That is usually sufficient for the planning

stage. Straight after the approval is given, then usually the developer gets on with detailed design and detailed proposals so that we can see exactly what is going to be implemented. It has been a year now, I think, since the planning approval was given, but I understand there has been some delay in signing the planning obligation. I do not know if that has had the effect of delaying the proposals; I cannot see why. I think the answer to you question is no, it does not usually take this long to get detailed proposals.

**Mrs. C.E. Canavan:**
Again, with the length of time and the planning obligation, is it common for planning obligation agreements to include drainage problems, or are drainage problems usually sorted without the need to put the obligation on a developer?

**Mr. S. Fisher:**
It is not unusual for drainage requirements to be put in planning obligations at all, no.

**Mrs. C.E. Canavan:**
We have seen pictures recently of the water coming over the seawall in March when the weather was really bad. Would that have an effect on the pumping station?

**Mr. S. Fisher:**
The pumping station in the car park, the most vulnerable part of that will be the control housing which will house, obviously, all the electrical equipment. As we have said before, that is going to be located at the eastern end of the car park. That is going to be a watertight structure and it will be set above flood levels that you can get in the car park.

**Mr. D.J. Watkins:**
Pretty high, is it?

**Mr. S. Fisher:**
It is going to be 2 to 2½ feet off the ground, yes that is right. That is the most vulnerable part. To be honest, if the pumping station had been there when this event occurred, the gullies in the car park would have been connected to the station. The water would have gone down the gullies and the pumping station would have cut in, so it would have helped in that local area of getting rid of some of the water.

**Mrs. C.E. Canavan:**
And the photographs I think you have seen. Again in March there was flooding outside the Co-Op and the sports shop there, which is somehow linked with the L' Hermitage development, I think.

**Mr. S. Fisher:**
The L'Hermitage foul system drains into that sewer, yes, and out on to the hill and down to Beaumont Junction.

**Mr. D.J. Watkins:**
Which you are going to add to from Bel Royal?

**Mr. S. Fisher:**
No.

**Mr. D.J. Watkins:**
Not the same end sewer?

**Mr. S. Fisher:**

No. The new housing development that we are talking about now is going to pump to the gravity sewer behind the seawall. You can see the red lines at the actual foul sewers in the area. This is the housing development up here. The foul station is going to be located in the corner here and that will pump all the foul flow from the development up to the sewer behind the seawall, which will then gravitate to First Tower. The area you are talking about at Beaumont over here, these sewers drain to Beaumont pumping station which then pumps it up into this sewer which carries on the same route to First Tower. So, in effect, the flow from here going into here does not have any effect on what happens down here.

**Mr. D.J. Watkins:**
Except on capacity?

**Mrs. C.E. Canavan:**
No, because it is not going anywhere near there.

**Mr. S. Fisher:**
It is bypassing there. It is not flowing into this pumping station.

**Mr. D.J. Watkins:**
Where does the sewage go? Does it go east?

**Mr. S. Fisher:**
It goes this way. The head of this sewer, the top of this sewer, is at this point here. All the flow that comes down here comes to a pumping station which them pumps it a short distance, a matter of yards, into the top of that sewer and then it gravitates away.

**Mr. D.J. Watkins:**
Yes, but you are going to bring 100 more into that.

**Mr. S. Fisher:**
This is coming into this one and away.

**Mr. D.J. Watkins:**
And there is still capacity?

**Mr. S. Fisher:**
Yes, yes. But, as I say, all of this over here, including L'Hermitage all comes down to this system and down to this pumping station.

**Mrs. C.E. Canavan:**
So the sewage from this site is not going anywhere near that area.

**Mr. S. Fisher:**
No.

**Mr. D.J. Watkins:**
But it is not a problem of capacity in terms of the outflow from L'Hermitage?

**Mr. S. Fisher:**
If you are talking about the photos that you are referring to with the sewage erupting from the manholes that was caused by -- all gullies in the Beaumont Junction area and the bottom of the hill are connected to the far system and discharge to this pumping station. Now, the reason those gullies have collected the

foul is that if we connect them all to the culvert in this area so they went out to sea, every time the tide came in and you had a heavy rain the water could not get away and you would probably have regular flooding at Beaumont Junction. So those gullies have to be connected to the foul system so that when the outfalls are tide locked there is a way and means of getting rid of the water. What happened on the event in March was basically the tide came in. The tide was so high with the sewage as well and so much water came over the wall that it flooded the junction to about 2 feet. All that water was going down the gullies to the pumping station, which is a foul pumping station, and just basically overloaded it. It is not intended to pump against the tide. By that station being overloaded, all the flows upstream of this station, including at Beaumont Hill and across the marsh just backed up, and that is the reason you had the popping of the covers.

**Mr. D.J. Watkins:**
Overload sounds like incapacity to me.

**Mr. S. Fisher:**
Well, it is incapacity, yes, but it is incapacity because of a tidal event. You are not going to design a drainage system to cope with the tide coming in.

**Mrs. C.E. Canavan:**
On the flooding side of it, obviously you are aware that there has been lots of concern from the parishioners about the flooding, not necessarily on the site, but to the south, and concern that because the ground drainage has gone from the site, or will go from the site, that that will exacerbate the problem further south. Can you comment on that? What is your view?

**Mr. S. Fisher:**
As you quite rightly say, this is a green field at present and any rainfall that falls on it, quite a lot of it gets absorbed and a small amount of it runs off. If you just build a housing estate there with roads and roofs, all hard standing, it is obviously going to run off a lot quicker and a lot faster and in greater volume. This is the reason why we have asked for what we call attenuation tanks on the site. Basically, what these do is slow the runoff rate from the site. They effectively put a restriction in the outlet pipe so that the flow that we allow to run forward into the Perquage is no greater than what would run off the green-field site. Obviously, if the water is running off a lot quicker and a lot faster and there is more volume that water has to go somewhere and so it just backs up in these big storage tanks and gets released at a constant rate. As far as the receiving waters are concerned, which is the Perquage, irrespective of what rainfall is falling on this housing development, as far as the Perquage is concerned it is only receiving water that it would do under a normal event on a green-field site. Plus the fact that we have the pumping station as well.

**Mr. P. Kemble:**
[Which is] as a supplement, as well, afterwards.

**Mr. S. Fisher:**
Yes. As a result of doing up some of the area in the bottom here which loses some storage on here, you obviously need to replace that storage. You cannot replace it by digging out, so you take it out of the system with a pumping station.

**Mr. P. Kemble:**
And that pumping station will discharge out to sea?

**Mr. S. Fisher:**
Yes.

**Mr. P. Kemble:**
And [it will be] under pressure.

**Mr. S. Fisher:**
Effectively, what happens now is when the tide is in it is tide locked and you have heavy rain coming down, the water cannot get out, so it just spills out everywhere down to the south here. If you have some means of pumping that out and taking it out of the system during those sorts of situations, then you are obviously going to reduce the level of water in this area here.

**Mrs. C.E. Canavan:**
So the pumping station that is going there is not just for the development?

**Mr. S. Fisher:**
If it was just for the development it would be of much smaller capacity. The capacities we have asked for will give quite significant benefit to the general area as well.

**Mrs. C.E. Canavan:**
Thank you very much. Thank you for coming.