

Northern Sewer Project: Presentation and Q&A

Thursday 3 September, 4pm, Haute Vallée School

Attendees: Luke Stoddart, Street Inspector, Parish of St. Helier
Andre Sty, Infrastructure, Parish of St. Helier
Paul Davies, Centenier, Parish of St. Helier
James Donald, Chief Officer, Parish of St. Helier
Duncan Berry, Liquid Waste, Infrastructure and Environment,
Government of Jersey
Martin Skyba, Head of Networks, Jersey Water
Warwick Vogt, Network Operations Manager, Infrastructure and
Environment, Government of Jersey
Tom Le Gallais, Lead Engineer, Infrastructure and Environment,
Government of Jersey

Present: Inna Gardiner, Connétable St. Helier
Max Andrews, Deputy St. Helier North
Victoria Li, Deputy St. Helier North
Gerald Voisin, Deputy St. Helier North
Phil Romeril, Deputy St. John, St. Lawrence & Trinity
Andy Howell, Connétable Trinity
Hilary Jeune, Deputy St. John, St. Lawrence & Trinity

In attendance: Research and Project Officer

Introduction

The meeting opened at 4.05pm and thanks was given to Stuart Hughes, Head of Haute Vallée School, for hosting the event. Gratitude was expressed to the Parish of St. Helier and the Infrastructure & Environment (I&E) department, Government of Jersey, for being responsive to questions and feedback. It was clarified that this meeting would involve a presentation update on the Northern Sewer project, with questions on the project being taken after. It was noted that Connétable Inna Gardiner would be available after the event to take questions on other topics.

Connétable Gardiner welcomed elected representatives from Trinity and St. John. It was anticipated that a record of the meeting would be taken and shared on Parish of St. Helier website, Gov.je website, and social media in due course. It was noted that the presentation was due to be shared online after the session.

Connétable Gardiner noted an apology from the Minister for Infrastructure, Deputy Jonathan Renouf, and advised that she would meet with him after the event.

The attendees introduced themselves.

Presentation

I&E noted that according to the Bridging Island Plan (BIP), there was anticipated to be over 4,000 new homes in Jersey, which would need to be accommodated for. It was advised that Bellozanne Sewage Treatment Works (STW) had previously been upgraded, however the rest of the network was struggling without upgrades. It was noted that sewer systems required

large pipework, buried deep underground, and that this was not simple work to undertake. Officers apologised for the disruption that the Northern Sewer works had caused.

It was explained that the project was to accommodate sewage from the north of the island, which was currently at capacity, to travel to Bellozanne STW. It was noted that should the project not have gone ahead and further housing was built or extensions to existing housing made, there may have been sewage overflowing or backing up in homes or businesses.

It was advised that there was 2.5km of sewer pipes up St. John's Road, and that work had been split into sections, with two contractors working in parallel to ensure work was completed as quickly as possible. I&E noted that they were now providing weekly updates on gov.je and trying to improve their communication, however they noted that it would be difficult to ensure everyone was communicated with.

I&E noted that some of Phase 1a had been completed, and the contractual completion date was now 6 May 2027, which had been delayed from the original date of 3 March 2027. It was noted that an unexpected Jersey Electricity cable and unexpected hard rock was found, meaning that the project had begun off schedule, however good progress was being made and the works were moving onto sections 5a and 5b. HGV access had been accommodated to help businesses in the area.

Phase 1b had started, however a Jersey Water main had been discovered in the proposed route of the new sewer, which had not been observed previously during surveys. It was noted that Jersey Water had offered their help with the issue and were temporarily re-routing the water main above ground to allow the sewer pipe to be laid below ground. It was advised that once the sewer pipe had been laid, Jersey Water would re-install a larger water main pipe.

It was advised that the temporary above ground water main was expected to be in place by mid-September, and once it was complete, the sewer works could re-start. I&E advised that they and Jersey Water had spent much time to find the best solution to the problem, and that pipe had had to be ordered into Jersey specifically. Jersey Water advised that they have their own contractors, who would be making sure that the water from the temporary above ground water main was safe before being connected to properties.

It was advised that there was a delay of 16 weeks and that the project completion date was now June 2027, rather than the original date of January 2027.

It was noted that there was a Stage 1c of this project, which was to replace 1.7km of sewer northwards than the current works, anticipated for Q4 2027. It was noted that Stage 1c needed funding agreed, however procurement was currently open.

I&E advised that before the project commenced, they had held drop-ins in St. Helier, St. John and Trinity. They further advised that feedback could be given directly on www.gov.je/feedback, where it would be assigned to officers and replied to.

I&E acknowledged that there was no other main road to use, and that traffic control had not been perfect. They had been working with the Honorary Police to address speeding. I&E reiterated that they welcomed both positive and negative feedback submitted via gov.je/feedback.

It was noted that Fredee Lane had been reversed to help residents. It had been suggested to reverse Fern Valley; however, this was not deemed possible due to the hazards it would create.

The presentation ended and the floor was opened to questions.

Q&A

Members of the audience shared questions, feedback or concerns.

Constituent 1 – Cycling access and diversion routes

Concern: A resident from Sion raised concerns regarding cyclist access through roadworks and stated that there was inadequate provision for safe cycling routes.

Response: It was advised that an immediate answer could not be provided, however the concerns would be investigated, and I&E would consider what measures could be implemented. The Lead Engineer advised that pedestrian access remained open and that cyclists were asked to dismount and walk through affected areas.

Further comments: Residents noted that footpaths were often too narrow to walk a bicycle through safely.

Additional concerns were raised regarding diversions, including cyclists being required to take significantly longer routes.

Action: I&E Officers to take these concerns away for further consideration.

Constituent 2 – Communications, Monitoring and Quality of Life concerns

Concern: A resident of Rue de Becquet Vincent expressed concerns including:

- Perceived lack of meaningful consultation.
- Residents feeling their concerns had been dismissed.
- Poor communication when works commenced.
- Bus route confusion at the start of the project.
- Insufficient monitoring of traffic management measures.
- Road signs being knocked over and not replaced promptly.
- Heavy Goods Vehicles using inappropriate roads despite restrictions.
- Concerns regarding monitoring on Rue du Douet.
- Delays associated with the water main replacement, questioning why a 16-week delay had resulted in an overall five-month project delay.

Response: Connétable Gardiner encouraged residents to sign up for weekly project updates and acknowledged the importance of effective communications. It was accepted that some monitoring arrangements had been inadequate, with examples given of signage remaining in place longer than intended. Greater cooperation between Government and the Parish was identified as necessary. Honorary Police presence was noted as an effective deterrent to speeding.

Technical response: Officers explained that specialist pipework and equipment had to be manufactured and imported from the UK. Officers felt that Jersey Water and Government teams acted promptly and expressed that the delays could have been significantly worse.

Constituent 3 – Traffic speeds and safety on Rue de la Maupertuis

Concern: A resident of Rue de la Maupertuis raised concern regarding:

- Excessive speeds.
- Incidents involving property damage, including vehicles striking a wall.
- Difficulty reversing from private driveways.
- Queues of traffic.
- The need for physical traffic-calming measures.

Response: I&E agreed to review the matter with the Parish. The Honorary Police advised that speed humps on a 15mph road could worsen traffic congestion and further advised that a flashing speed indicator sign had been temporarily removed to download data and would be reinstated the following day. The Honorary Police confirmed that additional speed monitoring equipment may be deployed if available.

Action: Parish and Government officers to review possible short-term mitigation measures.

Constituent 4 – Meeting arrangements and accessibility

Concern: A resident of New St John's Road raised concern over poor signage directing attendees to Haute Vallée School, that the meeting time was inconvenient for those with work or childcare commitments, and that the event had been advertised as a drop-in session.

Response: It was acknowledged that no meeting time would suit everyone, however presentation materials would be circulated, and minutes recorded. Connétable Gardiner advised that she would remain after the presentation to answer questions on other topics.

Constituent 5 – Traffic speeds on Rue du Douet

Concern: A resident reported dangerous driving behaviour on Rue du Douet, including speeding vehicles, and near misses involving pedestrians and pushchairs, and concerns over bus driver behaviour.

Response: The Connétable agreed to contact LibertyBus regarding the concern and requested the resident's contact details.

Action: Connétable Gardiner to contact LibertyBus regarding reported driving incidents and speeding concerns.

Constituent 6 – Project delays and costs

Question: A constituent asked whether the original project completion date had been realistic or simply a placeholder.

Response: Engineers explained that timelines had been established in consultation with contractors, but unforeseen issues had arisen during construction, requiring revisions to the programme.

Supplementary Question: Who is responsible for additional project costs associated with delays?

Response: Government and contractors are currently assessing cost implications. Officers explained that the identified water main would have required replacement regardless and that the upgraded pipe would provide future network benefits.

Constituent 7 – Property access during future works

Concern: A resident of Abbey Close sought reassurance regarding access for emergency services, refuse collection and parking during future phases of the works. They advised that they had not received a notification letter.

Response: Engineers advised detailed planning was ongoing and that residents would be informed once access arrangements were confirmed. Connétable Gardiner advised that the matter would also be raised with the St. Helier Roads Committee.

Constituent 8 – Odours and road surface condition

Concern: A resident living near the St Helier/Trinity border reported increased odours from drainage infrastructure and asked whether damaged carriageways would be resurfaced before roads reopened.

Response: I&E officers agreed to investigate reports of odours around manholes. Residents were encouraged to report issues through the Government feedback system. It was advised by I&E that highway inspections would determine whether additional resurfacing works were necessary, subject to funding availability.

Additional Question: Who will pay for damage caused to Parish roads being used as diversion routes?

Action: Connétable Gardiner to investigate responsibility and discuss with relevant Parish representatives.

Constituent 9 – Bus services and traffic signals

Concern: A resident of Rue des Cotils questioned why bus routes affected by the roadworks had not yet returned to their previous routes.

Response: Connétable Gardiner advised that concerns regarding Route 5 would be raised with LibertyBus, and that Route 19 would return to its normal route with the introduction of the autumn timetable.

Traffic Signal Concern: Residents questioned the necessity of temporary traffic lights near the Potato Shack and requested the reopening of alternative routes e.g. Ruelle de Rauvlet.

Response: I&E advised that traffic signals enabled active management of traffic flows and agreed to discuss concerns with Parish representatives. It was further advised that concerns regarding Ruelle de Rauvlet would also be reviewed.

Constituent 10 – Abbey close access and traffic enforcement

Concern: A resident expressed frustration regarding temporary road closures and access restrictions, stating that access issues were lasting longer than previously advised, and that there was a perceived lack of communication regarding changing access arrangements. They further shared concern that cyclists and motorists were ignoring traffic signals and entering no-entry roads.

Response: I&E officers agreed to review access arrangements and provide updates through weekly communications on gov.je.

Constituent 11 – Road resurfacing coordination

Concern: Residents questioned why roads closed for utility works were not resurfaced at the same time.

Response: I&E officers explained resurfacing programmes are planned in advance and cannot easily be altered, that utility works and funding constraints can affect timing. It was confirmed that St Saviour's Road remains scheduled for resurfacing.

Comment: Better coordination between utility and highway works was requested.

Constituent 12 – Access, delays and diversion routes

Concern: A resident living behind the Co-op in Sion reported difficulties accessing their property on several occasions and requested greater transparency regarding project delays.

Response: Government officers agreed that explaining the reasons for delays more clearly could improve resident understanding. It was advised that concerns regarding Trinity Hill and other diversion routes would be discussed with Trinity Parish Roads Committees.

Constituent 13 – Weekend working

Question: Why are works not routinely undertaken at weekends?

Response: Connétable Gardiner acknowledged the question and undertook to seek further information.

Action: Provide clarification regarding weekend working arrangements.

Constituent 14 – Business impact

Concern: Businesses including the Gooseberry Bush, Hank Marvin, Age Concern and the Union Inn were reported to have experienced significant impacts due to roadworks and diversions. Issues raised included:

- Lack of communication regarding delays.
- Difficult customer access.
- Confusing signage.
- Reduced trade over an extended period.
- Requests for business compensation.

Response: Connétable Gardiner advised that compensation was a political matter and would need to be considered by elected representatives. I&E officers acknowledged the impact on businesses and committed to reviewing directional signage.

Action: A meeting between Infrastructure officers and affected businesses should be arranged.

Constituent 15 – Future capacity of infrastructure

Question: Will the upgraded sewer infrastructure accommodate future developments such as the new Hospital and housing developments?

Response: Officers advised that the scheme has been designed to accommodate growth set out in the Island Plan, up to 140,000 residents. The network has been future-proofed with additional capacity, and Bellozanne Wastewater Treatment Works has sufficient capacity to accommodate projected demand.

Constituent 16 – Phasing of future works

Question: As works progress northwards, will completed sections be reopened before the entire project finishes?

Response: I&E officers advised that it was intended to reopen sections of road as works are completed where possible, and that the overall completion date for both the water main and sewer works remained June 2027.

Comment: Deputy Voisin raised his concern about the timeframe of works and advised that he would be contacting the Minister for Infrastructure in this regard.

North of Town Community Association

The North of Town Community Association (NOTCA) was introduced as a platform for residents to come together and provide a constructive voice for St. Helier North. The association aims to connect issues across different developments, put forward ideas, engage with Government and decisionmakers, and help identify concerns before they become problems.

Residents were encouraged to continue sharing their views and ideas, as the meeting was intended to be the beginning rather than the end of the conversation. Attendees were invited to sign up to the association's mailing list to receive updates on future meetings and activities.

The speaker also encouraged residents to attend the H1219 community consultation event at Haute Vallée School on 8 September, where Dandara's proposals would be discussed. Alison remained available after the meeting to answer questions relating to the H1219 development.

Closing remarks

Thanks were given to the attendees and audience.