

STATES OF JERSEY



NORTH OF TOWN MASTERPLAN (REVISED) (P.103/2010): SECOND AMENDMENT (P.103/2010 Amd.(2)) – COMMENTS

**Presented to the States on 26th October 2010
by the Minister for Planning and Environment**

STATES GREFFE

COMMENTS

The Minden Place Car Park has a remaining design life of 9 or 10 years. The Transport and Technical Services Department will need to consider the financial feasibility of extending its life, or demolishing the building. However, there is no intention that it be removed before the end of this period, at the very least.

The future proposals for car parking in the Revised Masterplan do not envisage retaining the structure as a car park. Rather it is intended that car parking spaces will be replaced at an underground car park beneath the redeveloped Ann Court – a distance of some 120 metres further from the northern entrance to the Fish Market than Minden Place Car Park.

The removal of underground parking from the Gas Place site has forced reconsideration of how parking provision can be made in the north and eastern parts of town, and it now involves provision on private sites through planning obligation agreements with the developers, as shown in the table below.

Site	Public parking
Le Masurier site	100
Jersey Brewery site	75 – 100
Ann Court	285
Jersey Gas site	125
Minden Place (until 2020)	240
Total	825 – 850

This represents an increase of some 170 public car parking spaces over existing provision in the area, and is a significant increase in short-term shoppers' spaces and spaces for residents in the Masterplan area and beyond, with a corresponding reduction in commuter spaces.

This will enable the removal of the 240 spaces in Minden Place Car Park at the end of its design life, but still leave more spaces for residents and shoppers than before. However, retaining Minden Place Car Park would not obviate the need to provide 285 public spaces and 115 spaces for residents beneath the Ann Court redevelopment.

The Minden Place Car Park is one of the ugliest buildings in St. Helier, and the proposals are designed to improve the quality of this part of town. They contain residents' car parking spaces, and public parking for disabled drivers at street level in Minden Place. The development is many years away, and while Deputy Green's comments on current shop vacancies and the need for additional shopping are noted, the content of the scheme indicated in the Revised Masterplan could be changed in the future, dependent on market conditions at the time.