

STATES OF JERSEY



NORTH ST. HELIER MASTERPLAN (P.73/2011): FOURTH AMENDMENT

**Lodged au Greffe on 20th June 2011
by the Minister for Planning and Environment**

STATES GREFFE

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After the words “as an agreed development framework” insert the words –

“subject to the following conditions –

- (a) that following a States decision to redevelop Minden Place car park, at least 240 shopper car parking spaces shall be provided within 100 metres of the Fish Market;
- (b) that public car parking underneath Ann Court will only be provided if adequate levels of shopper car parking cannot be found elsewhere within the North of Town area;
- (c) that any redevelopment of the Ann Court site shall provide at least 100 units of social rented accommodation;
- (d) that Caesarea Court and Convent Court in Val Plaisant are included as key intervention sites.”.

MINISTER FOR PLANNING AND ENVIRONMENT

REPORT

Since the initial consultation on the North of Town Masterplan, in October 2009, many ideas have come forward and several iterations to the plan have been made, which has resulted in a thorough and robust development framework. For the avoidance of doubt however, the Minister for Planning and Environment wishes to confirm to States members certain key elements of the plan.

1. The proposal for Minden Place car park is to retain it in public use until it reaches the end of its design life in 2020. The redevelopment opportunity for this site will be significant in helping to regenerate this area, as illustrated in the Masterplan, however in so doing, it will be important to ensure that at least 240 shopper car parking spaces are provided within 100 metres vicinity of the Fish Market.
2. During the Masterplan consultation, States members questioned the sustainability of creating public shopper car parking beneath Ann Court, however town traders demanded that this be balanced against maintaining the economic viability of the town. Accordingly, public underground parking will only be provided beneath Ann Court if adequate levels of shopper car parking cannot be found elsewhere within the North of Town area.
3. Deputy J.A. Martin of St. Helier first raised the issue of Ann Court site and led a successful campaign which overturned plans for a multi-storey car park on the site and instead identified the need to retain the site for housing, which should include social rented accommodation. Accordingly, the redevelopment of the Ann Court site will be required to provide at least 100 units of social rented accommodation.
4. Both the Minister for Housing and the Assistant Minister for Treasury and Resources, responsible for States owned property identify the need to use States owned property more efficiently, particularly at Convent and Caesarea Courts. Accordingly, the Masterplan recognises that a regeneration opportunity exists in the area around Caesarea Court and Convent Court in Val Plaisant and identified as key intervention sites ('sites owned by the States that can be developed towards achieving the goals of the Masterplan' – see paragraphs 28-31 of the main proposition).

Financial and manpower implications

There are no additional financial or manpower implications for the States arising from this amendment.