

# STATES OF JERSEY



## ANN COURT SITE: PETITION (P.202/2009) – COMMENTS

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Presented to the States on 19th January 2010  
by the Minister for Planning and Environment

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STATES GREFFE

## COMMENTS

The Minister for Planning and Environment supports the proposition.

The draft North of Town Masterplan has demonstrated that there are better ways to replace the car parking that will be displaced from Gas Place and Minden Place than to build a large, above-ground multi-storey car park at Ann Court, which will blight the environment for those who live nearby.

Residential development and public open space is proposed for both the Town Park site and Ann Court, and the Green Street Car Park would be redeveloped for residential development and car parking.

The overall proposals in the draft Masterplan are likely to be self-funding, although any significant diminution in development yields, notwithstanding the £10 million voted to the Town Park project last September, will significantly affect that position.

The need for the replacement car parking is essential (albeit that a reduction in the total number of public spaces is proposed in the light of the Sustainable Transport Policy), as many local residents, shoppers and commuters use Gas Place and Minden Place Car Parks throughout the day. These car parks have more overnight residential usage than any of the other major public car parks in town.

The draft Masterplan proposes that there should be –

- predominantly residential (145 spaces) and public (75 spaces) parking as part of the Town Park development;
- predominantly shoppers (240 spaces) and residential (90 spaces) parking at Ann Court; and
- public (825 spaces) and residential (70 spaces) parking through the redevelopment of Green Street Car Park.

Effectively, the majority of the commuter car parking will be provided at Green Street. In the event that the proposal to construct housing on part of the proposed Town Park site is unacceptable to the States, it is still possible to provide a reduced level of car parking beneath a ‘half-in/half-out’ deck, although this could not be funded through development receipts.

Consultation on the draft Masterplan finished on 5th January and the comments are being reviewed by the Minister. It is intended to lodge a proposition on the reviewed, and possibly amended, Masterplan for debate in the Spring.

### **Resource implications**

Part (a) of the proposition will have capital cost implications if the reviewed draft Masterplan is not adopted by the States. Assuming no car parking can be achieved at Gas Place as part of the Town Park development, not all of the displaced car parking can be replaced at Ann Court and Green Street, and it may be necessary to acquire an additional site to meet the requirements.

The costs of part (b) of the proposition will be absorbed in the Department’s budget.