

STATES OF JERSEY



NORTH OF TOWN MASTERPLAN (REVISED) (P.103/2010): FOURTH AMENDMENT

**Lodged au Greffe on 3rd November 2010
by Deputy P.V.F. Le Claire of St. Helier**

STATES GREFFE

NORTH OF TOWN MASTERPLAN (REVISED) (P.103/2010):
FOURTH AMENDMENT

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

- (a) (i) “, subject to the condition that, as far as is practicable, at least 40% of all schemes for substantial development proposed within the North of Town that is defined by the Masterplan shall be for first-time homebuyers and/or the locally qualified sector.”; and
- (ii) to request the Minister for Planning and Environment to impose planning conditions accordingly;
- (b) “except that –
 - (i) any development on the North of the Town Park where the Gas Holder is currently located must include a multi-storey car park that delivers, as an indicative figure, 450 car parking spaces, and that at least 50% of those spaces must be set aside for residents of the immediate vicinity;
 - (ii) the demolition of the town houses on the St. Saviour’s Road part of the site should be permitted in order to develop a better holistic re-generation of the North of Town;
 - (iii) the demolition of the Odeon Building should be permitted in order to develop a better holistic re-generation of the North of Town.”

DEPUTY P.V.F. LE CLAIRE OF ST. HELIER

REPORT

I have concerns that many local families are currently unable to afford to get on the property ladder due to the unavailability of affordable homes. I believe having first-time homebuyers and locally qualified people in the forefront of people's minds we shall help to start to address the situation.

The Hopkins Master-planners agree with me that a multi-storey car park on the gas holder site would be a good idea. If we are to value their opinion then we must value that even when they agree with me. This was evidenced at the presentation meeting for all States members when I voiced the idea it was wholeheartedly supported by the architect, an architect who, in my opinion, deserves the status that the Minister affords him.

The town houses on the St. Saviour's Road side are currently owned by Jersey Gas and offer little in the way of remarkable build in my opinion. They may prohibit a better regeneration if they block any development due to their listing.

The Odeon building in my opinion is a very ugly and unsightly building. That is in my opinion. It is currently listed by the Minister. It can, however, be de-listed if a better and more holistic plan can be delivered to regenerate the North of Town; and I believe the best start for us would be with a blank sheet of paper. I would like to open the gateway for such a proposal by giving the developers and applicants that opportunity if they wish to do so. There is no compulsion to demolish, but in approving this neither are they restricted in the way they are at present.

Financial and manpower implications

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