

STATES OF JERSEY



JERSEY GAS WORKS SITE: DEVELOPMENT BY ANDIUM HOMES LIMITED

Lodged au Greffe on 21st November 2017
by the Council of Ministers

STATES GREFFE

PROPOSITION

THE STATES are asked to decide whether they are of opinion –

that as part of the development of the Jersey Gas site for Housing, Andium Homes should be requested to deliver, subject to the award of planning permission, a significant extension to the Millennium Town Park, thereby providing greater amenity benefits for all Islanders, the purchase and creation of which will be without additional contribution from the taxpayer; and to develop a below-surface public car park for approximately 150–200 vehicles.

COUNCIL OF MINISTERS

REPORT

Introduction

This proposition seeks to explore whether the redevelopment of the Jersey Gas site for homes might also contribute to the wider regeneration of the north of town through the alternative provision, on part of the site, of a significant extension to the Millennium Town Park, for the benefit of the residents of St. Helier; and the provision of below-surface car parking; all of which would remain to be subject to the award of planning permission.

The Assembly is asked to consider the proposals, as the commercial value of the site will be reduced as a result of the extension of the Town Park.

In line with the Council of Ministers' strategic objective to improve St. Helier, the proposals set out in the proposition seek to –

- develop a high-quality residential scheme that includes the provision of affordable homes;
- provide appropriate amounts of private car parking and private amenity space for residents of the new homes;
- deliver a significant extension of the Millennium Town Park; and
- develop a below-surface public car park for approximately 150–200 vehicles.

Consideration of an extension to the Millennium Town Park has been the subject of a number of recent debates in the States Assembly ([P.123/2016](#), [P.27/2015 Amd.\(7\)](#), [P.156/2014](#) and [P.73/2011](#) all refer), and this proposition seeks to address many of the views expressed in these previous debates.

Proposals

Housing

The former Gas Works site (2.25 acres) is identified in the [North of Town Masterplan](#) as being suitable for residential development. The Masterplan suggests that the site could generate up to 300 new homes and 300 parking spaces. **Appendix 1** outlines the development history of the Gas Works site.

Andium Homes acquired the former Gas Works site on 8th September 2017, and is now planning to redevelop the site for residential accommodation. Although the site has planning approval for 253 Category B units of accommodation – and could be developed by Andium Homes with this number of properties – it is recognised that the potential to extend the size of the Millennium Town Park by approximately 50% provides an opportunity to stimulate further regeneration in the north of town in the context of other Andium developments in the area.

Andium Homes is, therefore, proposing to reduce the overall yield of new homes on this particular site and develop only 110 homes, some of which would be affordable homes, with associated below-surface car parking spaces for residents (see **Appendix 2**). It is envisaged that the potential 'loss' of homes yielded on this site, relative to that originally

envisaged in the Masterplan, might be offset by the delivery of homes on those other sites controlled by Andium, subject to the normal design and planning processes.

Amenity space

The acquisition of the site has also enabled Andium Homes to take a strategic and joined-up approach to regeneration in this part of town (see **Appendix 3**). Andium Homes already has a large housing portfolio in the area, and other planned developments which will deliver an additional 600 new affordable homes in the vicinity – as listed below, which make it possible to continue to deliver homes in the area, as envisaged by the North of Town Masterplan, whilst also enhancing the level of public open space in the locality by extending the Millennium Town Park. Subject to planning approval, the following developments are proposed:

Proposed Development	Estimated number of units	Estimated number of private parking spaces	Estimated number of additional public parking spaces	Estimated year of completion
Ann Street Brewery	253	200	Nil	2023
Ann Street Boiler House	15	15	Nil	2019
Ann Court	165	90	137	2020
Convent Court low rise	24	15	Nil	2020
Gasworks	110	100	150–200	2023
Robin Hood	23	7	Nil	2020
Total:	590	427	287–337	

The current town park is well-used by the Public, and the proposed increase in open space would bring significant benefits to the local community, as well as improve the attractiveness and liveability of the north of town. Subject to planning approval, Andium Homes is proposing to extend the size of the Millennium Town Park by approximately 50%, equating to 1.35 acres. In total, 71% of the Gas Works site would be used for park or public realm spaces. Consultation with the Minister for Infrastructure is ongoing with regard to the future management and maintenance of the park.

Car parking

The Gas Works site has the potential to deliver additional below-surface public car parking spaces. It is estimated by Andium Homes that the site could deliver approximately 150–200 car parking spaces – whether commuter, shopping, residential or a combination of all three. The entrance to any below-surface car park would be located at the north of the site and be subject to the findings of a traffic study of the surrounding area. The need to provide public car parking in the locality is identified in the North of Town Masterplan.

As part of the remedial work for the site, Andium Homes will need to remove a significant amount of contaminated ground, and the site also has archaeological interest. The car park has the potential to be delivered earlier than the rest of the scheme, although further work is required to determine whether it is viable to deliver below-surface public car parking on the site.

Should the Assembly agree to the proposals outlined above, then Andium Homes would enter into discussions with the Minister for Infrastructure and the Connétable of the Parish regarding the provision of additional car parking on the site. Any proposal to provide car parking would also require planning permission.

Timescales

Delivery of the entire project will be subject to the award of planning permission, and is anticipated to be at the end of 2023.

Subject to the Assembly endorsing Andium Homes' development objectives for the Jersey Gas Works site set out in this proposition, Andium Homes intends to submit a planning application for the site during 2018.

Before submitting a planning application, Andium Homes will carry out a comprehensive consultation with local residents, the Connétable of St. Helier, States departments, and the wider population, in order to ensure that the eventual scheme for the site is viable and maximises the benefits of regeneration.

Collective responsibility under Standing Order 21(3A)

The Council of Ministers has a single policy position on this proposition, and as such, all Ministers are bound by the principle of collective responsibility to support the proposition, as outlined in the Code of Conduct and Practice for Ministers and Assistant Ministers ([R.11/2015](#) refers).

Financial and manpower implications

There is no additional contribution from the taxpayer required for the purchase of this site, the development of the homes, or the creation of the extended Millennium Town Park. Ongoing maintenance of the Town Park will be subject to further consultation with the Department for Infrastructure and Parish of St. Helier.

There are a number of options that will be considered in relation to financing the below-surface car park. Funding mechanisms will be agreed between Andium Homes and the Treasury, once there is a decision from States Members with regard to this Proposition.

APPENDIX 1

Development history of the Jersey Gas Works site

July 2014	PP/2014/1125: Outline planning application for 285 homes
April 2016	Application refused on appeal
October 2016	PP/2016/1414: Outline planning application for 253 homes
March 2017	Application approved
July 2017	Appeal dismissed by the Assistant Minister for the Environment
August 2017	Acquisition approved by the Andium Homes Board
September 2017	Site acquired by Andium Homes

Proposed development of the Jersey Gas Works site



APPENDIX 3

Proposed development of surrounding area subject to planning approval

