

POST NORTH OF TOWN MASTERPLAN DELIVERY

| CAR PARK | NO. SPACES PUBLIC (SHOPPER SHORT STAY) | NO. SPACES PUBLIC (LONG STAY) | TOTAL PUBLIC PARKING |
|-----------------------------------|--|-------------------------------|----------------------|
| Minden Place Underground Car Park | 100 | 0 | 100 |
| Ann Court underground car park | 185 | 0 | 185 |
| Ann Street Brewery | 0 | 110 | 110 |
| Jersey Gas site | 0 | 138 | 138 |
| Bath Street site | 100 | 110 | 210 |
| Minden place on street | 10 | 0 | 10 |
| TOTAL | 395 | 358 | 753 |

NOTE: The proposed masterplan seeks an increase in short stay shopper parking and a balance of commuter car parking in order to serve the area. Such provision will be reviewed on a regular basis to meet current and future demands and will also allow the plan to be revised when the Sustainable Transport Strategy delivers transport change and a shift to public transport.

In addition to the public car parking proposals outlined above, it is intended that planning gain in the form of a financial contribution towards infrastructure provision will be sought from private developments in the area to contribute to improved public transport including a town hopper service and street improvements. This will aid commuter travel into Town.

KEY PARKING MESSAGES

Short stay (Shopper) Parking increases from pre town park levels of 260 to 395 spaces.

Shopper parking increases by 52% based on pre town park levels

Total public parking increases by nearly 11% based on pre town park levels

Public Car Parking masterplan sites**Minden Place Underground Car Park**

A decision will be taken on the current Multi Storey Car park at the end of its life. This is expected within 10 years. The site is expected to be redeveloped and an underground car park provided on site.

The underground car park will provide 125 spaces. 25 of these will be for residents use, and 100 for shoppers use.

Minden Place on street

In addition to the underground parking element, 10 spaces will be provided on street for disabled parking. These will be created as part of the traffic calming and public realm improvements.

Ann Court Underground Car Park

A new underground car park for 300 spaces is proposed, with residential and open space above.

Of the 300 spaces, 185 will be available for the public on a short stay basis, and 115 for residents.

Ann Street Brewery development

As part of the private development of this site, it is expected that 110 spaces will be made available for wider public parking and over night.

Jersey Gas site

As part of the private development of this site, it is expected that 138 spaces will be made available for public long stay parking. The scheme is for a residential redevelopment of the site and therefore additional residents parking will also be provided. Parking on the site will be expected to be either partially or fully underground.

Bath Street site

As part of the private development of this site, it is expected that 210 publicly available parking spaces will be provided. 100 for short stay shopper use and 110 long stay public use. Dependent on the development proposals, some further residential parking may also be required.

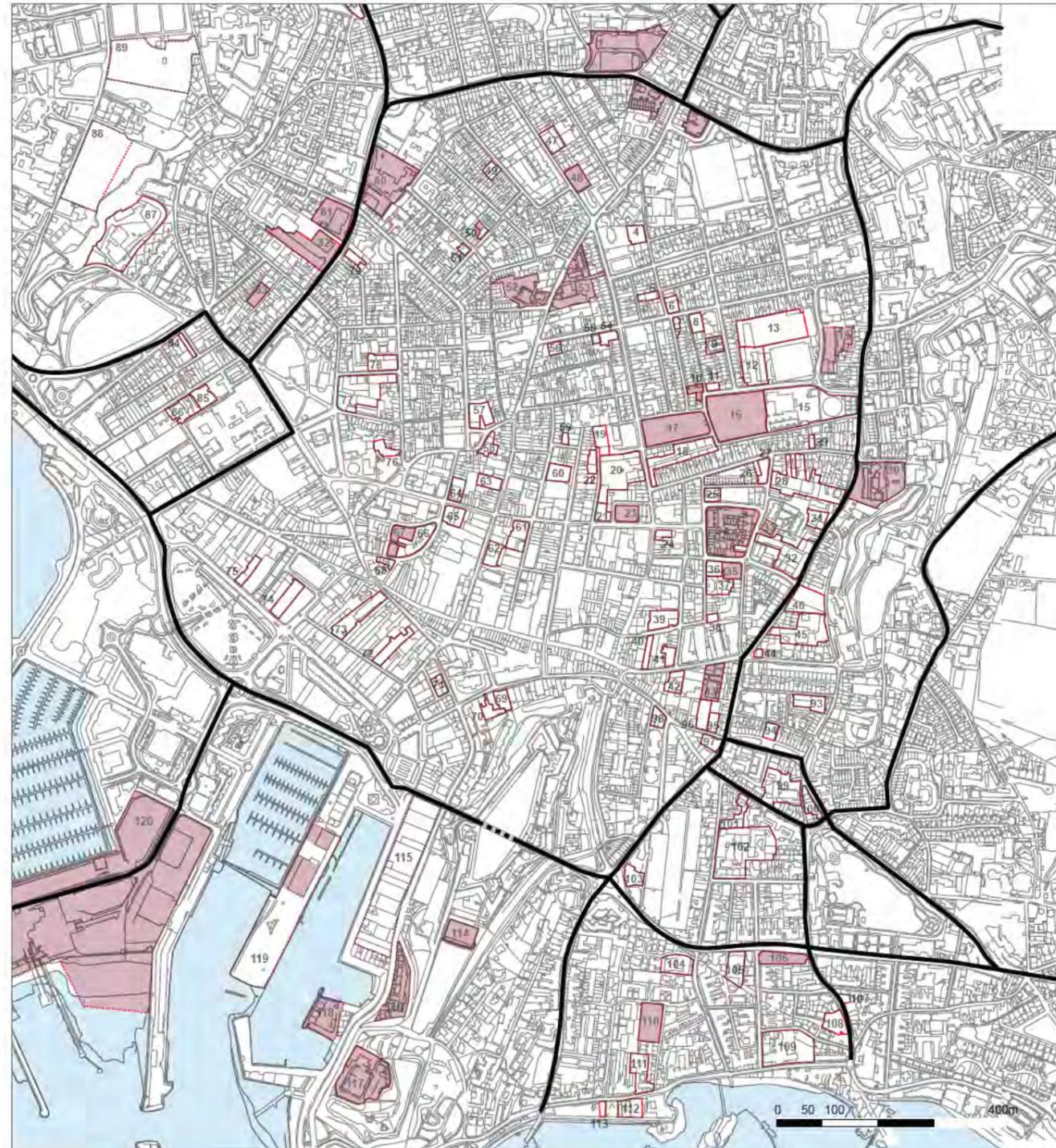
Appendix 2

Land Ownership, Traffic and Parking

Landownership and area schedule

This plan and the schedules on the facing page identify sites that are considered by the States of Jersey Planning and Environment Department as potential sites for development. Some are owned by the States themselves but many are privately owned.

The total area of sites which might potentially be redeveloped is around 224ksqm. This excludes sites which are currently for agriculture use, for states housing use, and for harbour use.



Landownership and potential development site plan

Key

- Development sites
- Potential development sites*
- State owned
- Primary roads

* note: States owned sites current use likely to be retained: area not factored into masterplan (public housing use, harbour use, and agriculture use)

| | Potential Development Sites | Current Landuse | Land Ownership | Site Area sqm | Site Area sqft | Comment |
|----|--|----------------------|----------------------|------------------|-------------------|--|
| 1 | Former Jersey College for Girls | Vacant school | States of Jersey | 8,172.18 | 87,964.61 | Existing building an part of site / Previous scheme used |
| 2 | Drury Lane | Housing | States of Jersey | 2,594.46 | 27,803.62 | |
| 3 | Car Park La Petite Rue de Val Plaisant | Surface car park | States of Jersey | 1,343.92 | 14,465.83 | |
| 4 | Deanery Car Park | Private car park | Private | 923.58 | 9,941.33 | |
| 5 | 5-7 Byron Road | Garage/warehouse | Private | 465.74 | 5,013.18 | |
| 6 | Tony Perchard, Byron Road | Garage | Private | 624.36 | 6,720.56 | Existing historic garage building |
| 7 | Temple Bar | Pub | Private | 210.14 | 2,261.93 | |
| 8 | Masonic Temple | Private car park | Private | 698.65 | 7,520.21 | |
| 9 | Oxford Road Garage Block | Private car park | Private | 840.85 | 9,050.83 | |
| 10 | Le Seulleur, 9 Chevalier Road | Workshop | States of Jersey | 537.89 | 5,789.80 | Heritage building - Listed |
| 11 | Indigo House | Storage | Private | 294.23 | 3,167.07 | Listed building |
| 12 | Wine Warehouse | Storage + distn | Private | 2,683.80 | 28,888.18 | Existing historic building |
| 13 | Warehouse | Storage + distn | Le Masurier | 6,376.92 | 68,640.60 | Now Play dot com warehouse |
| 14 | Plaisance, Salisbury Crescent | Housing | States of Jersey | 2,796.91 | 30,105.69 | Identified for housing |
| 15 | Jersey Gas Co Ltd. | Showroom + gas store | Private | 9,299.00 | 100,093.60 | |
| 16 | Gas Place Car Park | Public car park | States of Jersey | 7,661.20 | 82,464.47 | Existing long stay car park |
| 17 | Talman Car Park | Private car park | States of Jersey | 5,439.75 | 58,552.98 | |
| 18 | Britannia Place | secondary office | Private | 3,327.65 | 35,818.53 | |
| 19 | Nelson Street Car Park | Public car park | Parish of St. Helier | 1,125.00 | 12,109.40 | Could be public square / exiting long stay car park |
| 20 | Le Masuriers, Bath Street | Mixed | C. Le Masurier Ltd. | 5,907.02 | 63,582.63 | |
| 21 | Scope Furnishing, 6 James Street | Commercial | Private | 708.65 | 7,627.85 | |
| 22 | 19 James Street | Commercial | Private | 618.41 | 6,656.51 | |
| 23 | Minden Place Car Park | Public car park | States of Jersey | 1,157.93 | 12,463.85 | |
| 24 | RBSI | Office | Private | 417.35 | 4,492.32 | Secondary offices |
| 25 | Ann Place | Mixed | Private | 653.77 | 7,037.12 | |
| 26 | Belmont Gardens | Housing + car park | Private | 2,392.44 | 25,752.01 | Low yield housing site |
| 27 | Jersey Brewery | Vacant | Private | 705.54 | 7,594.37 | Assumes demolition |
| 28 | Jersey Brewery | Vacant | Private | 5,020.10 | 54,035.91 | Assumes demolition (not house on St. Saviours) |
| 29 | G&A Car Sales, Simon Place | Car sales | Private | 233.47 | 2,513.05 | to sides could be added? |
| 30 | Le Bas Centre | Office | States of Jersey | 5,988.78 | 64,462.69 | |
| 31 | The Lounge, St. Saviour's Road | Bar + Restaurant | Private | 977.66 | 10,523.44 | |
| 32 | Mayfair Hotel | Hotel | Private | 3,864.30 | 41,594.98 | |
| 33 | de Quetteville Court | Housing | States of Jersey | 419.79 | 4,518.58 | |
| 34 | Ann Court | Housing | States of Jersey | 6,555.54 | 70,563.25 | Not identified to replace existing housing / Assumes full site available |
| 35 | Part 1 of Le Coin | Car park | States of Jersey | 934.10 | 10,054.57 | |
| 36 | Part 2 of Le Coin | Warehouse | Private | 732.50 | 7,884.56 | Currys Limited warehouse |
| 37 | Wesley Chapel | Vacant | Private | 1,383.12 | 14,887.78 | Current proposal by Naish Waddington Architects |
| 38 | 1 Wesley Street | Vacant office | Private | 274.48 | 2,954.48 | |
| 39 | Le Gallais Warehouse | Storage + distn | Private | 1,530.36 | 16,472.66 | |
| 40 | Le Sueur Coalyard | Private car park | Private | 604.90 | 6,511.09 | |
| 41 | RBSI La Motte Street | Offices | Private | 622.24 | 6,697.74 | |
| 42 | La Motte Chambers, La Motte Street | Offices | Private | 1,034.79 | 11,138.39 | |
| 43 | States Printshop | Office + Car park | States of Jersey | 2,006.61 | 21,598.97 | La Motte Street Youth Centre |
| 44 | Grosvenor House | Mixed | Private | 198.21 | 2,133.51 | |
| 45 | Apollo Hotel, St. Saviour's Road | 3* Hotel | Private | 3,790.41 | 40,799.63 | |
| 46 | Hotel Rex and car park | Vacant + car park | Private | 2,466.65 | 26,550.80 | |
| 47 | St. John Ambulance HQ, Midvale Road | Private | Private | 1,254.61 | 13,504.51 | |
| 48 | Midvale Road Car Park | Public car park | States of Jersey | 1,203.40 | 12,953.29 | Existing long stay car park |
| 49 | Kitchen Craft, Clarivale Road | Light indy | Private | 608.74 | 6,552.42 | |
| 50 | 15 Albert Street | Garage | States of Jersey | 345.08 | 3,714.41 | |
| 51 | Britannia Bars, Albert Street | Pub | Private | 257.81 | 2,775.04 | |
| 52 | Caesarea Court | Housing | States of Jersey | 3,304.78 | 35,572.36 | |
| 53 | Covent Court | Housing | States of Jersey | 4,672.20 | 50,291.14 | |
| 54 | Old JFS offices, David Place | Offices | Private | 600.92 | 6,468.25 | |
| 55 | Church, Victoria Street | Private | Private | 234.67 | 2,525.97 | |
| 56 | The Furnishing Centre, Victoria Street | Showroom | Private | 484.65 | 5,216.73 | |
| 57 | Garage Site, Devonshire Place | Private | Private | 1,478.83 | 15,917.99 | |
| 58 | Devonshire Place Garage | Car sales / parking | Private | 768.85 | 8,275.83 | |
| 59 | Bisson Motorbikes, Grove Street | Showroom | Private | 232.20 | 2,499.38 | |
| 60 | Wholesale Electric's, Halkett Place | Wholesale + Retail | Private | 1,162.97 | 12,518.10 | Paragon house |

| | Potential Development Sites | Current Landuse | Land Ownership | Site Area sqm | Site Area sqft | Comment |
|-----|---|---------------------|----------------------|------------------|-------------------|---|
| 61 | Ogier & Le Masurier | Office | Private | 1,498.17 | 16,126.17 | |
| 62 | Lloyds, New Street | Office | Private | 1,026.68 | 11,051.09 | |
| 63 | Barnes Garage, New Street | Private car park | Private | 1,643.82 | 17,693.93 | |
| 64 | Union House | Office | Private | 956.42 | 10,294.82 | |
| 65 | Viberts, Union Street | Office | Parish of St. Helier | 1,108.52 | 11,932.01 | |
| 66 | Romerils | Commercial | C. Le Masurier Ltd. | 1,992.27 | 21,444.62 | |
| 67 | Hue Street Car Park | Public car park | States of Jersey | 1,306.47 | 14,062.73 | Existing long stay car park |
| 68 | 6-10 Dumarec Street | Vacant | Private | 366.07 | 3,940.34 | |
| 69 | Midland Bank | Office | Private | 799.70 | 8,607.90 | |
| 70 | Car Park | Private car park | Private | 776.39 | 8,356.99 | |
| 71 | Lloyds | Office | Private | 687.06 | 7,395.45 | |
| 72 | RBC, Commercial Street | Offices | Private | 1,381.84 | 14,874.00 | |
| 73 | Barclays | Offices | Private | 2,476.37 | 26,655.42 | |
| 74 | Cl Tyres | Garage / offices | Private | 1,519.11 | 16,351.56 | |
| 75 | Citi Group | Offices | Private | 810.00 | 8,718.77 | |
| 76 | Parish of St. Helier Depot, Lamprerie St. | Car park | Private | 787.09 | 8,472.17 | |
| 77 | Randalls | Storage +distn | Private | 6,033.56 | 64,944.70 | |
| 78 | Brewery | Private | Private | 1,429.00 | 15,381.63 | |
| 79 | Sandranne Hotel, Rouge Bouillon | 2* Hotel | Private | 471.54 | 5,075.61 | |
| 80 | Police HQ and Fire Station | | States of Jersey | 7,150.97 | 76,972.40 | Home Affairs |
| 81 | Ambulance Station | | States of Jersey | 3,145.81 | 33,861.22 | Health & Social Services |
| 82 | Broadcasting House | | States of Jersey | 4,499.87 | 48,436.20 | |
| 83 | Elizabeth Place Car Park | Public car park | States of Jersey | 787.70 | 8,478.73 | Existing long stay car park |
| 84 | Le Marquand Brothers | Showroom | Private | 344.60 | 3,709.24 | |
| 85 | Stafford Hotel, Kensington Place | 2* Hotel | Private | 1,100.19 | 11,842.35 | |
| 86 | Hotel Revere | Hotel | Private | 1,691.98 | 18,212.32 | |
| 87 | Westmount Yard | Parish yard | Private | 9,519.50 | 102,467.05 | |
| 88 | Field 1551 | Agriculture | Private | 10,533.62 | 113,382.94 | Outside study area |
| 89 | Field 1550 | Agriculture | Private | 11,740.57 | 126,374.44 | Outside study area |
| 90 | Field 1219 Mont a L'abbe | Agriculture | Private | 25,486.53 | 274,334.73 | |
| 91 | Queens Hotel | Hotel | Private | 718.79 | 7,736.99 | |
| 92 | Caesarean Tennis Court | Recreation | Private | 10,585.97 | 113,946.43 | |
| 93 | Le Breton Lane | Storage + distn | Private | 1,354.80 | 14,582.95 | Boots warehouse alternative site required near town |
| 94 | Royal Crescent | Private car park | Private | 631.52 | 6,797.62 | |
| 95 | Templar office | Office | Private | 577.42 | 6,215.30 | |
| 96 | Eagle house | Offices | Private | 1,073.53 | 11,555.38 | |
| 97 | Collins, Francis Street | Storage + distn | Private | 715.97 | 7,706.64 | |
| 98 | 22 la Colomberie-PWC | Offices | Private | 690.13 | 7,428.50 | |
| 99 | Norfolk Hotel, Colomberie | 2* Hotel + car park | Private | 3,415.53 | 36,764.46 | |
| 100 | Mornington Hotel, Don Road | 4* GA Hotel | Private | 880.52 | 9,477.84 | |
| 101 | Bus Depot, Colomberie | Coach parking | Private | 1,240.58 | 13,353.49 | |
| 102 | Metropole Hotel | 3* Hotel | Private | 7,538.95 | 81,148.58 | |
| 103 | Limegrove | offices | Private | 984.30 | 10,594.92 | |
| 104 | Runnymede Court Hotel, Roseville Street | 2* Hotel | Private | 1,743.78 | 18,769.89 | |
| 105 | Norfolk Hotel, | 2* Hotel | Private | 1,683.63 | 18,122.44 | |
| 106 | Route du Fort Car Park | Public car park | States of Jersey | 1,653.33 | 17,796.30 | Existing long stay car park |
| 107 | Edmson Industrial | Retail / storage | Private | 258.75 | 2,785.16 | |
| 108 | Cleveland garage, St. Clements Road | Car sales | Private | 1,330.08 | 14,316.86 | |
| 109 | Ommaroo Hotel, Havre des Pas | Hotel | Private | 5,146.69 | 55,398.51 | |
| 110 | Sunshine Hotel | Vacant | States of Jersey | 2,523.93 | 27,167.36 | |
| 111 | Clevedon garage, Havre des Pas | Car storage | Private | 1,965.71 | 21,158.73 | |
| 112 | Carlton Hotel | Ungraded hotel | Private | 1,349.09 | 14,521.48 | |
| 113 | Marina Hotel | 2* Hotel | Private | 277.19 | 2,983.65 | |
| 114 | Fort Regent Pool | Vacant | States of Jersey | 2,079.43 | 22,382.80 | Vacant swimming pool |
| 115 | Commercial buildings | Mixed | Private | 15,086.61 | 162,390.92 | |
| 116 | Haut du Mont, Pier Road | Housing | States of Jersey | 3,846.64 | 41,408.12 | |
| 117 | States office, South Hill | Offices | States of Jersey | 6,657.05 | 71,655.89 | |
| 118 | La Folie | Industrial units | States of Jersey | 3,431.93 | 36,940.99 | |
| 119 | New North Quay | Trading port area | States of Jersey | 18,237.31 | 196,304.77 | |
| 120 | Elizabeth Harbour | Port | States of Jersey | 83,706.28 | 901,006.96 | |

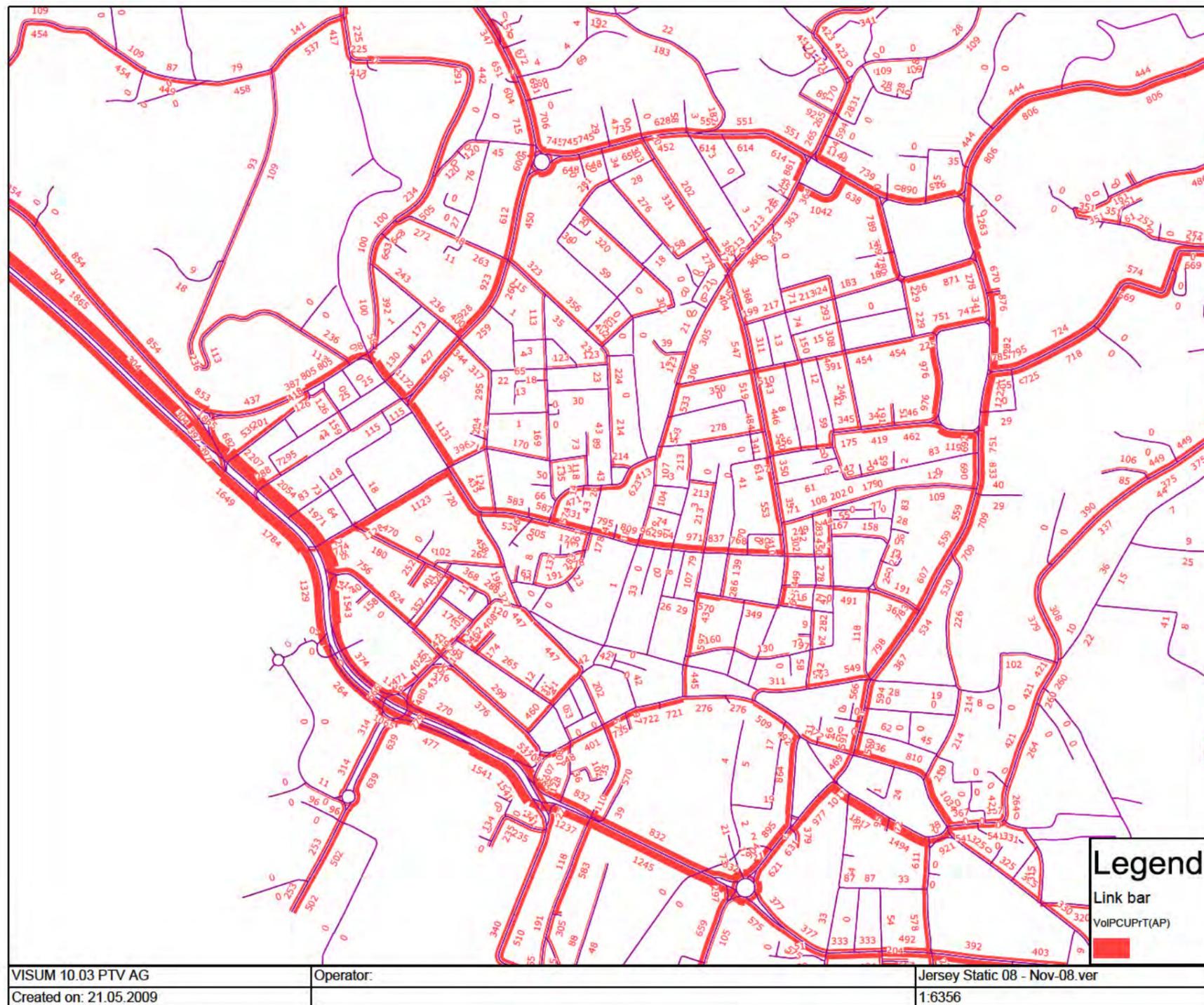
Total Inclusive Potential Development Area 407,652.22 4,387,931.97
 Total Potential Development Area (excludes public housing use, harbour use, and agriculture use sites) 224,621.20 2,395,419.67

States owned
 Private owned

Vehicular movement analysis

These two diagrams illustrate the current volumes of vehicular traffic at both morning and evening rush hours. The thicker the red lines, the greater the traffic volume.

It can be seen that the ring road and incoming arterial roads are very busy. Bath Street, David Place, Burrard Street and Minden Place are also very busy.



Current traffic levels for the morning rush hour