

St Helier Development and Regeneration Strategy

Report on Public Consultation: 18 April – 27 June 2007

Introduction

The report entitled “St Helier Development and Regeneration Strategy”, prepared by consultants EDAW plc, was published for public consultation on 17 April 2007: the media and States Members having been briefed on its content on 16 April.

The full report was made available, and a summary document, containing two versions of the full report in pdf format on disk, was available for free from the Planning Department, and the Town Hall and Cyril le Marquand House where small exhibitions were mounted. 100 copies of the full report were printed, and 750 copies of the summary document. Only a handful remain, so a substantial number of people were aware of the proposals

5 guided walks were conducted around the key areas of change, followed by informal discussions. These were held on consecutive days from 14 -18 May, and were well attended, despite inclement weather, with an average attendance of c25 persons.

Informal meetings were offered to a number of local stakeholder groups, and held with the executives of the Jersey Chamber of Commerce, the Women’s Institute, the Société Jersiaise and Institute of Directors.

A public meeting was held at the Town Hall on 7 June 2007, disappointingly attended by c28 members of the public.

Finally, a workshop for secondary school pupils was held on 27 June, arranged jointly by Planning and the Education, Sports and Culture Departments.

The Institute of Directors debate on the future of St Helier in July was also an interesting and timely event during the consultation period.

Consultation closed on 29 June 2007, although some late responses, received before this report was completed, have been taken into account. There were only 41 written responses, 4 of which are petitions. This was a disappointing number for such an important issue, and clearly is not a reliable measure of general public feeling about the principles and detailed proposals in the draft Strategy.

The Replies - Overview

Some of the replies tend to be single-issue, but most addressed the draft strategy on a broad basis.

Although specific questions were asked in the summary document to structure the feedback, nearly all respondents addressed their replies either by the overall principles and the key areas of change or by subject eg: traffic, business, housing, public spaces.

Some general principles and concerns are apparent in several of the comments made. They include:

- a) Acknowledgement that the report is a high-level strategy and a good vision for the future, but is not yet the finished article;
- b) The overall vision for St Helier, including the Waterfront and East of Albert areas, needs to be understood in its entirety before any strategy is adopted;
- c) Greater and more rigorous understanding of how the economy of St Helier works, and the economic impact of proposals, is necessary;
- d) The road proposals need to be tested on the new traffic model before decisions are made;
- e) More detailed work needs to be undertaken, or made apparent, on how the overall strategy will be implemented – organisation, funding etc.

Analysis of Comments

Comment	Respondent
<u>Principles</u>	
Opposition to retail assumptions	16,20,27
20 year time frame too long	27
More places/activities for youth needed	2
Restrict/discourage out of town shopping	22,27
Better quality housing in St Helier	11,37
Support more housing in St Helier	39
All housing should have parking space	11,27,35
High density housing creates social problems	2
More liveable town centre	32
Ensure proper community facilities for more residents of town	27
Town Centre Management	27
Waterfront development will reduce property values in town	14,16,20
Support review of Listed Buildings and better funding	16,18,36
Designate Conservation Areas	18,37
Limit building heights to 3 or 4 storeys	22
No references to importance of town archaeology	6
Major town visitor attraction needed	24
More work needed on cultural and tourist economies	27
Traffic modelling essential	27

More aggressive policing of car parking needed	6,35
Retain/expand parking facilities or elderly and disabled	2,11,14,19,27,39
Better provision for cyclists	1,24,41
Improve school bus service to reduce traffic in town	14
Create large central car park	14
Park and ride for motorists or cyclists	1,36
Should not assume that further pedestrianisation is good	27
More street and roadside trees in town	11
Establish more green spaces promoting physical activity	41
Retain perspective – SH is a small market town	22
The town and the waterfront each require a iconic building	38
Town Centre	
Parking at Minden Place should be retained	5,11,14,21,22,24,35,37,39
Removable bollards for controlled access	14
Opposition to superstore or significant retail at Esplanade	20,21,30
All car parks, excl. Sand St and Minden Place, to be accessed off ring road	11
Central Markets must be kept	35
Close Broad St to traffic	25,32
20mph limit in town centre	11
No lorry access after 10am	4,11
Broad St, Hope St, Cross St to be pedestrianised	15
Reverse traffic-flow in Commercial St	15
Dumaresq St to be pedestrianised – York St to Pitt St	15
Access to Dumaresq St must be retained	13,19
Restore cobbles in old streets	15
Service access essential at all times	16,27
Market Traders parking available to public after 11am	11
Reintroduce “hopper” bus service	22
Burrard St, Minden Place, Phillips St to be pedestrianised	11
Better use of New St as main vehicular route	15
Removal of too much traffic could diminish activity in town centre	37
Support for new retail provision south of Broad St	14
Support for pedestrian link fro Broad St to new Bus Station	39
Support for a food market at Esplanade Sq.	36
Existing market used as central tourist attraction – arts, crafts, design	36
Support for superstore at Bath St	30
Plan should identify specific sites for retail development	3
Eastern Area	
No development in Snow Hill cutting – part of pSSI	6,18,35,37
Limit development in cutting to height of Regent Rd	22

Retain important historic buildings in Francis St and Don Rd	21
Support new building in royal Crescent	21
Oppose Francis St widening	35,37
Increase size of Green St Car Park	35,37
<u>Mont de la Ville and Fort Regent</u>	
Support for 2000 States decision to keep sports an leisure at Fort Regent	2,10,35
Former swimming pool to be removed and Glacis Field restored	6,7,10,11,18,21,22,35,37,39
Support additional pedestrian access points to Fort Regent	2,10,21,27,35
Existing Fort Regent roof should remain	10,37
Promotion of Fort Regent as an historical monument	7,10
Reintroduce swimming at Fort Regent	10,11
No housing on swimming pool site	35,39
Old pool site for alternative sports/leisure use	2
Opposition to Fort Regent entering private hands	10
Support for PPP to develop Fort Regent	24,36
Support for provision of a sports hotel	10
Reduce parking charges to get better use of Pier Rd Car Park	35,37
<u>Western Area</u>	
Oppose road through People's Park	2,9,11,14,19,21,22,25,32,35,37,39
No closure of roads/removal of short term parking around The Parade	12,17,26,28,29,31,33,35,37,40
Roundabout at West Park unnecessary, unworkable and expensive	6,14,39
Support pedestrianisation in Kensington Place, Lewis St and Peirson Rd	8
Oppose petrol sales in Kensington Place	8
<u>Northern Area</u>	
Support EDAW proposals for Le Masurier site in Bath St	11
Le Masurier site in Bath St excellent superstore site	30
Major development intervention needed in area	14
Town Park should not be hard paved space	2
Housing terraces at Tunnel St/Gas Place cp to provide surveillance for Town Park	14
Doubt value in retaining Odeon cinema	21
Use former Wesley Chapel for performance and demolish St James for housing	21
<u>Other Proposals</u>	
Close Parade in front of Hospital	3
Piquet House to be town kiosk	22

Make Snow Hill and Minden Place car parks 1 hour limit	35
Regenerate Elizabeth Castle	15
<u>Implementation</u>	
JEB should be given responsibility to implement Strategy	36
Oppose use of compulsory purchase powers	6
Assess viability of car park proposals	23
Development and regeneration desirable, but not if it involves significant States spending	36

Conclusions

In the light of the written responses and the consensus views obtained on the guided walks, it is possible to identify certain proposals for which there is little appetite, or where there is strong opposition. These are:

- a) The proposed road around People's Park;
- b) The removal of 1 hour parking spaces around the doctors and dentists, and the Hospital, in the Parade area;
- c) The removal of parking in Minden Place;
- d) Redeveloping the site of the former swimming pool at Fort Regent.

There is opposition to the development of an additional superstore on the waterfront, and the basis for it, albeit that it comes mainly from existing operators and representatives of the retail industry.

It is possible to discern concerns about the threshold for historic building designation, both in support for the proposed review of the registration system and comments on particular registered buildings.

Of the bigger proposals, there is support for, and no opposition to, the location of new retail development to the south of Broad St; only local opposition, or concern for the loss of registered buildings, for realigning the ring road through Francis St; and support for, or little opposition to, extending pedestrian-priority areas, provided servicing vehicles retain access.

Planning and Environment Department

15 August 2007

Enclosures

List of written representations

Note of the public meeting at the Town Hall

Copies of the 'break-out' notes from the Schools' Workshop

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List of Respondents

1. Steve Carpenter	Right to Ride Network
2. Mary Ayling- Phillip	Westmount Road
3. Andrew Green	
4. Unnamed	
5. Jurat Blampied	Jersey Blind Society
6. John Clarke	
7. Tom Bunting	Jersey Tour Guides Association (JTGA)
8. Ryczard Chivers	Revere Hotel
9. H. Robinson	Westmount Road
10. Roy Travert	Support the Fort Liaison Group
11. Pauline Hacquoil	Gorey
12. Dr Gareth Hughes	Ivy House Surgery
13. Mark Syvret	Romerils
14. Ben Ludlam	St Lawrence
15. Michael Green	Pier Road
16. Steve Marie	CIT Estates
17. Dr Michael Rosser	Lister Surgery
18. Jon Carter	Jersey Heritage Trust
19. ? Hall	Bagatelle Lane
20. Allan Smith	Channel Islands Co-operative Society
21. Francis Corbet	St Brelade
22. Sue Hardy	JTGA
23. Craig Leach	
24. Penny Fogarty	Capita Symonds (CI) Ltd
25. John Bates	
26. Petition	Parade Gardens proposals
27. Carol Canavan	Jersey Chamber of Commerce and Industry
28. Lister Surgery	Petition - Parade Gardens proposals
29. Ivy House Surgery	Petition - Parade Gardens proposals
30. John Scally	C Le Masurier Ltd
31. Parade Dental Practice	Petition - Parade Gardens proposals
32. Unnamed	
33. Unnamed	
34. Nathaniel Lichfield & Ptnrs	Representing UK retailer
35. Georgia Le Maistre	Little Green St
36. Simon Radford	Institute of Directors (Jersey Branch)
37. Chick Anthony	Société Jersey (Environment Section)
38. Myles Winchester	BDK Architects
39. Adrian Walton	
40. Dr R Milner	
41. Public Health Dept.	Health Promotion

St Helier Development and Regeneration Strategy
Public Meeting St Helier Town Hall
7 June 2007

Present

Constable Crowcroft
Senator Walker
Senator Cohen
Senator Ozouf
Deputy Du Faye
Paul Nichols
Peter Thorne
Other officer members of the Urban Task Force

Approximately 28 members of the public attended the meeting

Constable Crowcroft and Senator Cohen made introductory speeches, and Paul Nichols and Peter Thorne explained respectively the principles and the details of the EDAW strategy, on completion of which Constable Crowcroft opened the meeting to the floor.

Trader from La Motte Street

He raised concerns that improvements in La Motte Street, which had been promised by the Constable some time ago, had not yet happened, and expressed his concerns about the suggestion of moving the Central Market.

The Constable and Kevin Lemasney of the officer group responded, saying that plans were in the course of preparation to improve La Motte Street, Colomberie Piazza and Snow Hill, and on completion these would be available for consultation with the residents and traders of the respective areas.

Senator Ozouf answered on the Market question stating that the idea had come from the Chamber of Commerce and the suggestion of moving the Market appeared nowhere in the EDAW proposals. He went on to say that he is a great supporter of the Market and would oppose any proposal to move it to the Waterfront or anywhere else.

John Farley expressed thanks to Senator Ozouf for his comments on behalf of the Market Traders and **David Dodge** of the Chamber of Commerce clarified that what had been suggested was that there might be an additional market (food hall) at the Waterfront to support the number of employees that will be in the area on completion of development.

Georgia le Maistre explained that she had read the full report and had attended the walk/tours organised by the Planning Department. She expressed concerns that St Helier might become a ghost town were all traffic excluded from the area; she felt it was necessary to retain the Minden Place car park because it is so convenient to the markets. She supported the

proposal for additional car parking in the Snow Hill cutting but felt that it should only be one level and kept beneath the level of Regent Road.

Mr Dodge stated that in his view the States did not understand the way the economy works in town, and until it did, it was unable to accurately assess the economic impact of any proposals put forward. He concluded that there should be more studies undertaken to establish how the retail, food and beverage and various other economic sectors operate in St Helier and the Island.

Mrs Le Maistre stated that she felt that at certain times St Helier was a ghost town. She considered that it was important to retain Minden Place Car Park because it was so convenient to shoppers and also that there should also be one additional level of car parking in the Snow Hill cutting. She felt that unless convenient car parking spaces were retained the proposals would effectively discourage pedestrians from entering town at all. She supported new retail and residential developments. Senator Cohen offered to meet Mrs Le Maistre.

Roy Travert, representing the Fort Regent Users, said that the Fort was extremely well-used and should not be handed over to private developers, especially at a peppercorn. He questioned the necessity of removing the roof.

Jackie Radcliffe asked why it was necessary to sink Route de la Liberation. Senator Cohen described the Hopkins proposals and the rationale behind them.

Ian Rayson, a retailer, asked from where the custom would come if there was to be significant additional retail provision on the waterfront.

Steven Hunt supported the Strategy, feeling that it was positive and joined-up.

Mrs Honeybull objected to the selling-off public land for high-value housing at South Hill, and stated that the South Hill playground should be retained.

Other Comments

There were no current plans for a supermarket on the Waterfront.

There would be consultation with the Island's youth, so that their requirements could be taken into account in the Strategy and the Waterfront.

11 June 2007

SCHOOLS WORKSHOP 27 June 2007

The workshop was attended by 130 students from Beaulieu Convent, Haute Vallee, Grainville, Le Rocquier, and Les Quennevais Schools, Victoria College and Jersey College for Girls

The following pages are typed copies of the flipcharts, produced by participant groups at the workshop, describing their thoughts on the proposals for St Helier and their own ideas.

MONT DE LA VILLE

Our proposed ideas: + Quasar

- Paint balling – it would encourage parties/office socials etc.
- Reintroduce Fort Regent's entertainment
- Gigs/Concerts/large events
- Improve advertisement/marketing
- Make these events more frequent
- Bring back ROLLER-DISCOS!
- Agree with proposed access routes
- Agree that Jersey's Heritage should be a focal point
- REDUCE the need for Sunday trading, because of the activities provided at the Fort.
- Seasonal activities should be introduced.
e.g. Trampolines/Ice rinks/Ski slopes
- Agree that old swimming pool would make great apartments.

FORT REGENT

Area full of development potential

1. Against offices being built in Fort Regent (the western slopes)
2. Pedestrian crossings (easier to get around)
3. Positive
4. Bowling alley – (away from public in town)
Ice skating
Skate Board Park
Ski slopes
Night Clubs – (away from public in town)
Casino - (away from public in town)
Water Park -
Mini Golf
Swimming Pools
Quazar
Aquarium
Fair
Youth Bands/Rehearsal/Performance area
5. Yes, the Fort would benefit from access routes.
6. Introduce the cable cars! Bus route directly there.

- Roundabout – take up room, but it will not speed up traffic and is diverting the traffic. Building will cause traffic and block up inner roads.
- How do you cross the road at roundabout???

New proposed road across People's Park

- Still splits two parks, no point, dangerous for kids in park
- Too little walk/cycle tracks in between parks
- Keep swing park, update park?
- Clean up parks - spend money on useful things/needed
- Join up Parade and the canons to create more recreational space
- Too many redevelopments happening at once, and will just be a waste of money/ time, confusion for drivers and pedestrians.
- Youths have nothing to do at night/weekend – (Hanging round causing trouble) Waste of money (could be used on youths) spent on buying useless statues!

IDEAS

- Safe crossing for schools (H.V. needs one)
- Too much, too quickly (developments)
- Enough flats/business/offices
- More houses/cottages
- More buses (timetables)
- More safe crossings across large roads
- Affordable shops (new)
- Chewing gum boards – famous chewers faces on board, stick gum on boards instead of floor
- Big hotel in waterfront could be used for something for youth of Jersey – we don't need more hotels, flats, offices or restaurants.
- Have cycle lane side by side to a road for a car and a pedestrian route.
- Bring back Skate Park
- Trampolines! Keeps youths out of town and busy
- The underground road – what about sea levels, fishing, global warming

TOWN CENTRE

- Roof gardens on new or existing buildings
- Nicer cafes, pedestrianise
- Secure place for bikes
- Take Environment into consideration
- Solar panels
- Gas Place nicer environment – useful parking
- Roof gardens on top of waterfront – not flats – not offices, community spaces attractive – Design to have character not big, ugly, no boxes.
- More shopping
- Improve public spaces

NO FLATS

- Quasar/Paint Balling
- Recycling
- How long will it take? Underpass will cause chaos, what will happen while development is on – effected by all of them
- More GREEN spaces
- Good shops? Or will they be touristy
- Better nightlife
- Extra storeys on Snow Hill
- Bring back the Pool
- More activities for younger teenagers
- Parking is good
- Reduce re-use, recycle please
- Recycling bins at Waterfront, everything in one place
- Youth Centre
- Maintain what we have don't always build new
- More GREEN in TOWN
- Don't move banks or market – quick access is useful from town.

FORT REGENT

- What are you doing with Fort Regent?
- New and improved sport and leisure centre
- Tennis, Squash Courts
- Nicer cafes
- Hockey, football, netball, swimming, athletics, tennis, squash, badminton, fencing, gymnastics, karate, dance, water polo, aerobics, self defence, scuba diving, waterslide proper sized pool
- Keep Jersey's history, we are not London.
- During weekend have pool as fun for visitors, with floats and diving boards.
- Shops open on Sunday, raise car park levels and extend
- Make Fort Regent main point of town on Sunday

- Don't want high density housing around a park – it spoils the park
- Listen to us
- Pedestrianise town
- Not going to take out ideas, already have their own plans
- More parking at the hospital
- Guernsey's Sports Centre is 100 times better than ours, it is really modern, clean and bright.
- Rebuild Pool
- Cable Cars
- Rebuild and make it less dingy and spooky
- If the pool was so successful, why can't we remodel and reopen it instead of changing the whole site
- No flats at Fort Regent, keep it as a sport/leisure centre, we have got enough flats.
- Cycle route through town
- What goes on top of road after it gets made into a tunnel?
- More to do on Sunday
- More to do outside
- Where will the Weighbridge be moved?

NEW HARBOUR

- The new harbour and new incinerator will clash a La Collette
- More restaurants for people coming in from boats for tourism
- Will it be easier to get to the new harbour?
- How eco-friendly will all these new buildings be?
- If floods, problems to get across Island

EASTERN AREA PROPOSALS

- Yes they concern us because they are making Jersey more urbanised.
- Yes in the future because if we come back to work here then we will be likely to work near town.
- Bit of both, mainly negative. We want less residential flats/areas
- More low down buildings, more open space/countryside
- More houses not flats
- Sustainable living
- New Ideas
- We want more green areas in this area because there are not enough in town
- Street lights
- We like the first two ideas in the yellow box on page about Eastern Area Proposals.
- New and better uses for Eastern end of Colomberie
- Simplify traffic routes. They are too confusing and hard to follow – you spend more time driving around at the moment
- Trees and flowers to keep Jersey looking nice
- Encourage pedestrians in town and make it easy to get to car parks from town
- We want less housing in town and more shops
- Urban style - Low rise buildings
- Roof gardens
- Better bus routes so not as much parking needed around town
- We want to keep Jersey as a nice Island and increase tourism

FORT REGENT GROUPS

HUGE DEVELOPMENT POTENTIAL

VIEW – WASTED – HOTEL, REVOLVING RESTAURANT – USE AREA AROUND

ACCESS

- Bus Route
- Cable Cars - Snow Hill – revolving restaurant, money from taxation on waterfront.
- Monorail plus pedestrians
- Internal lift in tunnel and stairs
- Improve and update – car park
- Bring back railway
- Sports enhanced/Youth
- Family leisure cafes
- Develop heritage value
- Powered by solar power
- Sustainable issues
- Hydropower using large tides
- TATE JERSEY
- Alfresco eating on waterfront, pedestrian Avenue
- Ski Ice rink
- Needs doing
- Who for
- Flats/hotel/restaurant/revolving
- Money from taxation on waterfront
- Bring back trains – monorail

TOWN CENTRE

- Good how it is (King and Queen Street)
- Encourage retail development
- Open up café in Broad Street
- Shut off roads in Broad Street or traffic lights
- Close off all traffic across King and Queen Street
- More cafes, places to sit, clocks are all different times
- More meeting places, market and Royal Square
- Jersey produce – Street entertainment

SUNDAY – Main Ideas

- Close off traffic in King and Queen Street
- More alfresco cafes and sitting places
- Open market – Jersey Produce on SUNDAY
- Street entertainment, will give something to do on Sunday as shops are closed.

NO MORE FLATS – EYESORE

- Good idea of pedestrians having to walk more
- Although some people might not walk that far
- Not enough activities for people on a weekend – shops are closed on Sundays
- Need more activities on Sundays
- More things to do for kids
- Where is the money coming from?
- Is St Helier going to look ugly while building process is happening?
- Make new car parks
- More bus routes on Sunday and other days
- More cycle routes
- Clean the area – messy

EASTERN AREA

Do not have major concern with this area

- Make offices more attractive
- No more residential areas
- We agree with these western proposals and think they are all positive
- Francis Street does not need to be made 2 way

We have got much greater concern for:-

- Leisure facilities
 - Sense of community on waterfront
 - DESIGN AND BUILDINGS – Hotel on Waterfront, an attractive building will be dated in a few years
 - Need something spectacular WOW factor
-
- Community facilities
 - More public events
 - New hotel? - prison concrete jungle
 - More grassy areas
 - What is happening to the Weighbridge?
 - Buildings might be modern now but what will strange shapes look like in 20 ye4ars?
 - Safety issues – new bus station

DIRECT EFFECT ON ME

- The Town Park – will they get ruined like the others?
- Places to live – will local young people be able to afford them
- Where will residents park their cars?

ANNE COURT PARK

- Good

+VE or Negative

- Somewhere for kids to go
- Better houses – NOT ALL FLATS
- Bigger car park – more spaces
- Park – good for all age groups at different times of day
- Focus on locals rather than tourists
- Think of Plan of car park through carefully – make sure it blends in
- Good for environment.

WHAT DO WE THINK SHOULD BE HERE?

NORTH AREA

- Mini themes
- Climbing wall
- Kids facilities – not just swings, seesaw etc, some locked up at end of day like HDP
- Parking for residents in existing and new residential developments.
- Bins, public toilets – Park – solar power bins like in U.K.(S.W.)
- Divided up park in adult areas and sensory garden – waterfall – pond
- Seating areas and sheltered area, CCTV for security
- Larger families need houses in town not just flats

JERSEY GAS DEVELOPMENT (Town Park Area)

- Retail – build shops – supermarkets, fast food restaurants
- Should be tidied up – too many people, too much traffic, nowhere to park cars
- This development does affect us, because it will give us somewhere to go and something to do.
- Wesley Street, - Chapel – Mall, New bowling alley – Arcade – a giant quasar
- Some developments are not needed because some things are good the way they are.
- Good leisure facilities
- Tidy Up Gas Place

FORT REGENT

- The lift proposal is a good idea. It will make access easier especially for wheelchairs and prams.
- Keep the sport facilities. Add more attractions for people.
- Increase facilities for teenagers and adults.
- Casino – Go-Karting – Enlarge pool for international events
- NO hotels or apartments or offices. There are too many already
- Decent sized fun pool with reasonable prices
- More publicity – Make it eye-catching!!
- Art Gallery with art classes
- We think that the proposals for the Fort are positive
- We support the idea to keep it as a sports centre
- Improved access will help
- It is not practical to sink the road
- Price
- Congestion
- Time
- Improvements to the market's interior, but keep it where it is (Traditional)
- Creating a suitable environment for families, especially with young children.

NORTHERN AREA

MINDEN STREET

- We think moving the car park is a bad idea because they are moving it further away from town.
- Don't move Minden Street car park further away from town, just knock it down and rebuild it.
- It will cause more traffic – Positive or negative – POSITIVE
- ARCADE – central with all stuff

WESLEY CHAPEL

- Shopping centre/mall
- Café
- Permanent skating ice rink
- New bowling alley
- Centre of leisure at Wesley Chapel

JERSEY GAS DEVELOPMENT (Town Park Area)

- We think it is a bad idea building high density flats because it will cause a lot of traffic, plus too many people in one area.
- We would like to see attractions for families and young people
- Would it affect you – YES – because it will give us somewhere to go.
- Does it concern you?
- NO, we think it is a good thing

1. All use the road – gateway to St. Helier
2. We all have to access the area
3. Positive
Easier access
More open space
More houses to support local businesses
More parking
4. We want more for youths, those without transport and families
e.g. Fun activities : Arcade – More Funland
Paint balling
Skate Park
Trees
Football pitch
Play area for children