

Development brief Jersey Gas Land at Tunnell Street, St Helier

20 April 2012

Purpose and type of consultation

This consultation paper sets out the Minister for Planning and Environment's proposals for the contents of a planning brief that will help to guide the regeneration and development of the land owned by Jersey Gas at Tunnell Street, St Helier.

The purpose of this brief is to establish the general development principles for the regeneration and redevelopment of this site in the event that Jersey Gas seeks to consolidate its existing operation in Jersey to La Collette . It sets out the guidelines that should be considered when preparing detailed proposals for the redevelopment of the site.

The Minister would like to hear the views of those interested in and affected by the proposed guidelines.

Closing date: 18 May 2012

Further information

The consultation can be viewed online at: www.gov.je/consult

Printed copies are available on request from the Department of the Environment, South Hill, St Helier.

Please send your comments to:

Tony Gottard, Principal Planner
Planning and Building Services, South Hill, St Helier, JE2 4US

How to contact us

Telephone 448426 or 448441
Email t.gottard@gov.je or k.pilley@gov.je
Fax 445528

This consultation paper has been sent to the following individuals / organisations:

Jersey Property Holdings
Department of Housing
Department of Education, Sport and Culture
Department of Transport and Technical Services
Housing Needs Working Group
Environment Scrutiny Panel
Regeneration Steering Group
Parish of St Helier

Deputies for St Helier No.1 District (Deputies Baker, Martin and T. Pitman)
 Deputies for St Helier No.2 District (Deputies Bryans, S. Pitman, Southern)
 Jersey Chamber of Commerce
 Jersey Construction Council
 Association of Jersey Architects
 Société Jersiaise (Environment Section)
 Save Jersey's Heritage
 Council for the Protection of Jersey's Heritage

Supporting documents attached

Development brief: consultation draft
 Jersey Gas site, Tunnell Street, St Helier

Consultation response

A series of statements about the guidance are set out below which may help with your response. Alternatively, you submit any other comment that you wish to make on the content of the draft brief.

You may do this online on www.gov.je/consult or you can print and submit the questionnaire to the address below.

1. The removal of a potentially hazardous use from a residential part of St Helier provides an overriding justification to allow the redevelopment of the Jersey Gas site in Tunnell Street for another use.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
2. The redevelopment of this site for the provision of new homes represents the best use of this site.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
3. Given the location of this site, relatively close to town, it is appropriate for there to be flexibility in the level of car parking provision sought on the site.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
4. The proposed scale and quantum of development – of around 300 homes – is appropriate for this part of town and this site.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					

5. The scale, massing and height of possible development is appropriate for this part of town.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
6. The provision of up to 138 off-street public car parking spaces, to be provided by the developer, is a reasonable requirement of any redevelopment scheme at the Jersey Gas site.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
7. The provision of a pedestrian link, between Tunnell Street and Belmont Road, is a reasonable requirement of any redevelopment scheme at the Jersey Gas site.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
8. The enhancement of pavements around the Jersey Gas site, is a reasonable requirement of any redevelopment scheme at this site.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
9. The architecture of any new development on this site should reflect the architectural character of the area.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
10. The architecture of any new development on this site should be unique and have its own character and identity.	Strongly agree	Agree	Don't know	Disagree	Strongly Disagree
<i>Please give reasons for your answer</i>					
Other comments <i>(continue on a separate sheet if necessary)</i>					

Please note that consultation responses may be made public (sent to other interested parties on request, sent to the Scrutiny Office, quoted in a published report, reported in the media, published on www.gov.je, listed on a consultation summary etc). If you have a particular wish for confidentiality please indicate this clearly when submitting a response.

I agree that my comments may be made public and attributed to me
I agree that my comments may be made public but not attributed (i.e. anonymous)
I don't want my comments made public

If you agree to your comments being attributed, please provide your details below:

Name:	Organisation:
Address:	
	Email:

Other comments can be submitted in writing or by email to the address below.

Policy and Projects Section
Department of the Environment
South Hill,
St Helier,
JE2 4US
t.gottard@gov.je

Deadline for consultation responses: 18 May 2012.

If you or your organisation would like to discuss these proposals further, or would like more information, please contact Kevin Pilley, Director of Policy on t. 448441 or Tony Gottard, Principal Planner on t. 448426.