

Transport and Technical Services Department

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**PLANNING AND ENVIRONMENT
DEPARTMENT**

- 6 OCT 2008
R E C E I V E D

Applications Officer
Planning & Building Services
South Hill
St Helier
JE4 8UY

06 October 2008

HIGHWAYS COMMENT SHEET

Application No. Comment Sheet No:

Location:

Drawings Referred to:

Description of Work:

Housing development

Comment:

This is part of site H3 – 8 currently a green zone but identified for possible rezoning. As such this application represents a significant change of use to the site, with consequent impact on surrounding services and infrastructure.

As such this site should be expected to contribute to such mitigation as has been identified previously when this site was reviewed.

- Improvements to pedestrian facilities generally
- Contribution to road safety measures in the area
- Investigate ability for existing junctions to take additional traffic by developing a Traffic Impact assessment

TTS do endorse the rezoning of this site for housing, as there are alternatives to single occupant car journeys available for occupants of this site. Both a primary and secondary school are within walking distance as well as convenience and grocery stores. The site is also within walking distance of some of the employment areas of St Helier as well as being within cycling distance of all employment areas.

While the access may be 9m wide there is very poor detail of road side footpaths, and exit visibility is poor. This needs to be looked at with POSH which is the roads authority for La Pouquelaye. It is not made clear in the application as to how the car park, pedestrians and through vehicles are going to be segregated or safely accommodated if a "shared space" approach is to be adopted to the access.

While pedestrian or pedestrian/cycle links are referred to in the application, no detailed consideration appears to have been made to links to existing infrastructure and pedestrian movement through the site appears to have been ignored totally.

Previous Comments made

Site H3 – 8 Comments April 2005

Site: H3-8	Part Channel TV Site and Field 1248, La Pouquelaye, St Helier		
			Scoring
	Area:	Range of units	
	5.6 acres	66 to 88	

Trip Generat ion	Cars Morning Peak	This is within the periphery of the built up area and trip generations are likely to be 0.5 to .69	
			1

Impact on Principal Commuter Routes			
			2

Bus Routes	Public Bus Service	5,19	1.5
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Pedestrian	Commute	This site is in a 1500 to 3000m band walking Distance of St Helier Town Centre.	2
	Facilities	There are some convenience stores, and a Stampers within walking distance.	1

Cycle	Commuter Cycling	This site is within 3000m of the centre of St Helier on relatively easy cycling, though no dedicated cycling routes are available.	0
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Primary School	Proximity to Primary School	D'Auvergne c.300m	0
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Secondary School	Proximity to Secondary School	Haute Vallée 700m	0
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Vehicular Safety	Junction of La Pouquelaye and Queens Road is of concern, though alternative towards bottom of Queens Road available, for north bound traffic only, as parts of La Pouquelaye are one way north bound.		2
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Pedestrian Safety	Some concern as to pedestrian accident record on Queens road in the vicinity of the pelican crossing.		1
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Likely Developer Contributions	Improvements to pedestrian facilities generally				
	Review pedestrian facilities on Queens Road.				
Improve junction standard of La Pouquelaye/Queens Rd					

This site will be supported by the Department, though with serious reservations due to the standard of the junction of La Pouquelaye and Queens Road.

Site 3 Field 1248, La Pouquelaye, St Helier – November 2007 Comments

The Department will be supporting this site, as there is potential for occupants of this site to use methods of transport other than single occupant car journeys.

Commuter Trip Generation

The FTB/SR element of the development has the potential for the generation of significant single occupancy vehicle commuter trips. However there is significant potential for all four methods of modal shift with this site.

Public Transport

Routes 5 and 19 pass nearby which provides a reasonable but not comprehensive service. While not currently frequent by building in this location which is part of the existing St Helier conurbation, there may be some scope for improved bus service in due course.

Walking

This site is towards the upper end of what might be considered to be within walking distance of the majority of the St Helier sites of employment, though easily within walking distance of the more northerly St Helier locations.

Cycling

This site is within easy commuter cycling distance of all employment sites in St Helier, and might benefit from a pedestrian and cycle links into Vallée des Vaux, a green lane which links very close to the town cycle network.

Education

Primary School

There are a number of schools in the area, which are all within easy walking distance, especially D'Auvergne and Haute Vallee.

Vehicular Safety


Scoring

Junction of Grande Route de St Jean and La Pouquelaye will require some investigation to ensure it can continue to function satisfactorily as a priority junction. Careful attention is required to the design of the access to the site to ensure that Departmental standards can be met. Although the site accesses onto a Parish of St Helier administered road, the Parish generally expect similar standards.

Pedestrian Safety

Scoring

The rate of vehicular and pedestrian accidents on Queens Road, in the area of the existing Pelican crossing and supermarket, is currently higher than would normally be expected. The developer of this site should be required to contribute to any remedial measures identified at this location. Further traffic calming and improvements to roadside pavements on La Pouquelaye would be appropriate to encourage walking. La Pouquelaye is a Parish administered road and it would be for the Parish to approve and agree any measures.



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