

Notes from the business owners forum held on 4 December 2018

Query	Answer
Traffic	
Why does Kensington Place need to be closed?	Kensington Place will need to be closed for a temporary period when builders are demolishing properties in or near Kensington Place. Any road closures would be done for health and safety reasons. If there is a road closure during working hours, access to businesses and residences will be arranged through the contractor and it is hoped that a laneway will be open for emergency access and access to premises. It is recognised that traffic changes may be disruptive to the residents of Lewis Street. For this reason, any diversion will be kept to an absolute minimum and there will be plenty of warning. Should the project go ahead on the current site, when the final design is approved J3 will review the need to close both sides of Kensington Place and explore whether it is possible to close one half or close it for certain periods.
Will there still be pedestrian access down Kensington Place?	Pedestrians will be able to access Kensington place on both sides up to the exit of Patriotic Street Car Park. At that point, there will only be pedestrian access on the west side of Kensington place.
Will there be heavy goods vehicle access down Lewis Street?	No construction vehicles from the project will be using Lewis Street. If residents are concerned that HGV vehicles from the project are using Lewis Street then they are encouraged to contact the project team and the contractors. If necessary, J3 will look into providing more marshals at the gates of the construction area to ensure that traffic does not get backed up due to the use of HGV vehicles.
What will happen during events on People's Park?	J3 has advised that if staff are aware of an event at People's Park they will look at ways of managing possible disruption. As the community is more aware of the issues caused, J3 wants to work with business owners and residents to look at potential ways of reducing congestion. If needed J3 could explore opening up parts of Kensington Place or pre-stocking supplies and working on other areas of the site during the event. The Future Hospital team will ensure that other partners contribute to solutions, such as the Parish of St Helier. In the long term, congestion may be eased by improvements to the junction at the top of Kensington Street.

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Community	
Can we put a framework document in place which details what support will be provided by the team to the residents and businesses during construction?	If the planning inspector approves the outline planning application, one of the conditions of approval will be that the project team will have to develop and get approval for a Deconstruction/Construction Environmental Plan (D/CEMP) which sets out what you can expect from the contractors. The local community will have input to this plan early on and agreed measures will be included in the plan to ensure minimal disruption. If planning approval is given and construction goes ahead, there will be an agreed procedure that neighbours will have input to, to contact the site liaison officer. There will be a 24-hour hotline for reporting any issues. The team will also be contactable via social media. On site, there will also be traffic marshals and gatemen that the community can talk to. We hope that this will provide some peace of mind until a formal document is put into place.
Will there be a way to feedback to the contractors if there is a problem?	Before the plan is developed and prior to a decision on the planning application, the project team is keen to build relationships with residents and businesses. J3 would like to continue to receive feedback on proposals and to hear issues or concerns around the project. The whole project team is aware neighbours and businesses will need to get through to us as soon as possible and want you to get hold of them. They will take this into consideration when completing their construction environmental management plan.
Team	
Are the team all resident in Jersey?	All but one.
Access	
Will there be 24 hour access to the car park and petrol station?	Yes
Changing the direction of traffic flow down Lewis Street at different times of day could cause issues, have you thought about this?	Yes. If the plans are approved then we'll take that into consideration before anything is finalised.

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Will delivery vehicles be able to access Kensington Place for Gaspé House?	We're aware that goods are delivered to Gaspé House opposite the petrol station on Kensington Place. We will arrange a one to one meeting with CBRE to discuss this.
How long will Kensington Place be closed?	Most closures will happen during phase 1A of the project, this is going to be around three years. However, towards the end of the three-year period when the structure had been built, J3 can review these planned arrangements.
Gloucester Street	
Will there be any disruption to Gloucester Street during phase 1A?	You will see very little difference to Gloucester Street traffic during phase 1A. There will be an exit for construction vehicles at the north end of Patriotic Street car park where they will exit on to Newgate Street. Some construction vehicles may also use the bottom end of Gloucester Street. However we will ensure that this is not done during peak times.