

**WRITTEN QUESTION TO THE MINISTER FOR PLANNING AND ENVIRONMENT BY DEPUTY
P.V.F. LE CLAIRE OF ST. HELIER
ANSWER TO BE TABLED ON TUESDAY 25th MAY 2010**

Question

“What discussions, if any, have taken place with the owners of the private sites identified for development within the North of Town Master Plan (P.57/2010) in Appendix 3; who are the beneficial owners of these sites and does the Masonic Temple Car Park belong to the Masons as a Society or to an individual or company?

What are the financial implications arising out of endorsing the development rights of the different sites individually?

What are the likely financial gains to the States of Jersey for these sites?

What are the likely financial costs in building just an underground car park on the Gas Place site without any buildings on top?”

Answer

1. Discussions have taken place with C. Le Masurier Ltd, Comprop, Jersey Gas Company Ltd, the Freemasons, Jersey Property Holdings, the Housing Department, the Constable of St Helier, and the Morvan Hotels Group, all of which own one or more of the sites listed in Appendix 3 of the proposition. I have no information on the beneficial ownership of the companies concerned, which has no relevance to planning considerations.
2. There are no financial implications to the States whatsoever. Advice is given to developers directly or through published advice, but such advice is only one of the considerations that are taken into account as part of the planning application process, and thus is given without prejudice to any legal decision made through that process.
3. There are no direct financial benefits to the States from these sites that can be quantified. The eventual development of these sites may well trigger planning obligations relating to items such as infrastructure improvements, affordable housing and so on, which will have indirect benefit to the States.
4. This will depend on the extent and configuration of the car park, which is currently being worked on as part of the Masterplan review. The cost of the car park is likely to be around £10m.