

**FALLES HOLDINGS LIMITED: HIDEAWAY AND LA MAISON DES PRES, LAND TO THE NORTH OF RUE
DES PRES, ST. SAVIOUR (P.219/98)- COMMENTS**

**Presented to the States on 12th January 1999
by the Finance and Economics Committee**



STATES OF JERSEY

STATES GREFFE

175

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Comments

The Finance and Economics Committee, having had the benefit of reviewing the report of the Planning and Environment Committee, finds that it cannot support Senator Shenton's proposition.

The advice from the Planning and Environment Committee suggests that it is likely that the States would have to build housing on this site, which could be more intrusive to the surrounding properties than the scheme currently suggested by Falles Holdings Limited. The relocation would, therefore, not achieve the aim of the proposition.

Furthermore, the former Island Development Committee gave an undertaking to Falles that the States would not attempt to acquire the site by means of compulsory purchase. The Committee was, therefore, of the view that it would not be equitable to reverse that decision and that to do so could make the States liable to substantial compensation.

The purchase of the land by the States would either involve compensation to the owners, in addition to the purchase price, or the provision of a replacement site. The full costs of the purchase are, therefore, not known. In this case, the States are being asked to commit uncertain and unquantified sums of money.