

**WRITTEN QUESTION TO THE MINISTER FOR HOUSING
BY DEPUTY G.C.L. BAUDAINS OF ST. CLEMENT
ANSWER TO BE TABLED ON TUESDAY 10th SEPTEMBER 2013**

Question

Given that during the debate on the reinstatement of the No 18 bus on 20th March 2013, the Minister intimated that it would cost 'over £1 million' to re-open the road through Le Marais to run the No 18 bus through the estate and that on the understanding that the road was not required, the Department had 'made other plans', would the Minister explain why the last Planning Application for Le Squez Estate was in 2011 and, according to the Minister's answer to question 7552 on 16th April 2013, the cost of Estate modifications to date was £14,574.43?

Would the Minister also confirm that the density of Le Squez has risen from 42 dwellings per hectare to 53 and, if so, provide details of the consultation surrounding these changes?

Answer

In my response to Deputy Baudains' question 7552 on the 16th April 2013, I listed changes which had been made to the Master Plan and set out the cost incurred in making modifications to the plans. Those costs were related primarily to the Architects time and expenses and not actual building costs. The estimated cost of £1m for the reinstatement of the bus route was simply an estimate of the combined cost of further redesign, constructing the road and the lost development value which would result from having to reduce the number of homes to accommodate it.

The Master Plan is a framework document within which each separate phase of the Le Squez project is detailed, with each being subject to separate application for planning approval. Each phase therefore is subject to the normal planning consultation process. The Master Plan itself is not the subject of a specific application for planning permission; however, it is an important document for setting the context of each phase and for overall cohesion and as such will be available during the consultation on each development phase.

In respect of density the current Master Plan indicates a potential density of 53 dph. However, achieving that level of density is contingent on the submission and approval of the necessary planning applications. In that regard I expect the planning application for Phase 3 of the scheme to be submitted by the end of this year.