

**WRITTEN QUESTION TO THE PRESIDENT OF THE  
ENVIRONMENT AND PUBLIC SERVICES COMMITTEE  
BY THE DEPUTY OF ST. JOHN**

**ANSWER TO BE TABLED ON TUESDAY, 5th APRIL 2005**

**Question**

Would the President inform members whether any agreement exists between the former Planning and Environment Committee and Falles Hire Cars Limited such that a site in the Phase II La Collette reclamation would be provided for a garage/workshop in exchange for an agreement that the company would not build at Rue des Prés under the bad neighbour policy, and, if so, would he inform members –

- (a) whether this agreement still exists and whether it is transferable?
- (b) what size and value the site at La Collette II has?
- (c) whether the Committee is reviewing this agreement? and,
- (d) whether the site at La Collette II, which has been designated for use for garages/workshops, would be suitable for use as a coach depot?

**Answer**

In September 2000, the States agreed to lease an area of land no less than 30,974 square feet at La Collette Phase II to Falles Holdings Limited for a period of 42 years at an appropriate rental, to be agreed with the Finance and Economics Committee, on completion of the infilling and infrastructure works.

Subsequently, the States agreed to rezone La Collette II for industrial use. At the time, the States were informed that the area would not be available for three to four years.

Falles Holdings Limited entered into the agreement in good faith and agreed to build residential units on land in their ownership at Rue des Pres and avoid a potentially bad neighbour use by not erecting their proposed building for hire car storage and maintenance. Professional and other fees already expended by the company were to be taken into account when agreeing a rental for the land on which the company would be building at La Collette.

The infilling of La Collette has not been as quick as had been expected and it is anticipated that will not now be completed before 2010 with the infrastructure work following that. In August of last year, a meeting between the President, Deputy Scott-Warren, officers of the Committee and representatives of Falles Holdings Limited was held to discuss the situation which the Company now found itself in without a site for its proposed vehicle storage building for a further number of years.

It was agreed that the Committee through its Department of Property Services would try to identify an alternative site to lease to the Company. A site has been identified as a possibility and Falles Holdings Limited is currently in the process of producing a scheme for its required facility on that particular site for further consideration by the Committee as to its acceptability.

The infrastructure and the layout of available sites at La Collette II, apart from the Connex Bus Workshop and Garage which was connected to existing services, have not yet been designed or approved. There is no reason to suggest that a coach depot could not be included at La Collette II, depending on meeting other known needs but no progress can be made on the development of further sites in that area until infilling is complete and design of the infrastructure is complete.