

20th February 2019

Deputy Gollop
Sir Charles Frossard House
La Charroterie
St Peter Port
Guernsey GY1 1FH

Dear Deputy Gollop

The Constables and Douzaine welcome this opportunity to comment on the Island Development Plan 2016 now that it has been in operation for two years. It is probably fair to say that insufficient notice was taken of the plan when it was produced, partly because it was such an unwieldy document and written in terms favoured by civil servants. Going forward the Douzaine would like to see the plan re-issued on a parish by parish basis and written in layman's terms.

It is only now that people are realising the effect that this plan is having on themselves and their localities. Also, since its inception the States themselves have lowered the total number of new builds that they think the island should be producing to sustain a healthy housing stock. The plan should be revised (something the States has the power to do) to reflect this lower number of dwellings.

A major concern is the density of housing being proposed for sites such as Camp Dolent and the triangular field on the junction of Mares Pellees and Braye Road, along with the site opposite the Braye Road Garage. The Mares Pellees is already over run with developments, the latest being the seven houses making the corner of Mares Pellees and Sohier Road. These developments are offering very little in the way of amenity space for the occupants bearing in mind that they are three and four bedroom properties designed for families.

Due to an Environment Committee decision all of these new developments have insufficient parking for today's families needs. This in turn is leading to increase parking on adjacent roads which causes traffic hold ups and prevents the free flow of traffic. It appears to us as a douzaine that insufficient notice has been taken regarding traffic flows when granting permission for high density building in narrow roads.

We often hear reference made to silo decisions from States committees, granting planning permission for a greenfield site instantly removes a green lung in an already built up area, gives the current owner a golden handshake in terms of the vastly increased value of the piece of land. No consideration seems to be taken of the effect that additional vehicles will have on the surrounding roads, a development of ten dwellings is likely to produce a minimum of an additional twenty vehicles.

Can the local schools accommodate the additional children that will descend on them once the houses are occupied, producing an influx of most age ranges? Please bear in mind

that the Vale Primary School and Capelles Primary are running close to maximum numbers already and St Sampsons Infant School was closed. These additional children have to be taken to school, more often than not by car as their parents are on the way to work. The traffic around the two aforementioned schools is already horrendous.

Sohier Road already floods in moderate to heavy rainfall and this is after the drainage issue was supposed to have been remedied, the latest development is going to discharge vehicles from seven dwellings right in the midst of the worst of the flooding along with the additional run-off of water from the clos road and driveways.

Was the Douzaine consulted before planning permission was granted? No!

Far more use of the local knowledge that could have been provided by the douzaines should have been tapped into by the planners whilst they were drawing up the 2016 plan. In most cases it was too late to have any influence over it once it was in the public domain. It is incomprehensible to us that planning permission in principle has been given to green field sites whilst there are a number of brown field areas available, eg Leale's Yard.

Issues such as traffic flows and junctions warranted greater attention during the initial stages of the development of the plan alongside the likely effects on local schools and amenities.

To reiterate, our opinion is that the plan is now flawed since the States have halved the total of new builds required on an annual basis and serious consideration must be taken re the density of housing on all new build sites, along with the additional traffic flows that are created.

Yours sincerely

Richard A Leale

Senior Constable of the Vale