

**QUESTIONS ASKED OF THE PRESIDENT OF THE DEVELOPMENT & PLANNING AUTHORITY
PURSUANT TO RULE 14 OF THE RULES OF PROCEDURE BY DEPUTY LESTER QUERIPEL**

I would like to respond to the following questions submitted by Deputy Lester Queripel pursuant to Rule 14 of the Rules of Procedure about Pitronnerie Road Development Framework.

Question 1

As you are aware, a draft Development Framework was recently published for up to 88 homes on two fields which are sited between Pitronnerie Rd and La Vrangue, to the east of Rue Thomas, St Peter Port. So with that in mind, can you tell me please if the owners of the fields asked for the framework to be drawn up?

Answer

Sir,

The draft Development Framework for the land at Pitronnerie Road covers a site of approximately 1.6 hectares (9.9 vergées) and includes 2 landowners. The Authority were approached by one of the landowners, the majority owner, to bring forward a Development Framework. Work began on preparing a draft Development Framework in 2018 but was stopped following a decision by the Authority to prioritise resources towards Allocated sites first. The landowners were informed that this site would not be a priority for the Authority, however they were free to work on preparing a document at their own risk. The landowner's agent submitted a draft document for consideration in June of this year. In light of the housing crisis, the Authority deemed it appropriate to finalise and consult on the draft Development Framework.

Question 2

If the answer to the question is 'no' then can you please tell me why the framework was drawn up?

Answer

Sir,

Given the reply above, this question is not applicable.

Question 3

Do the owners of the fields wish to build homes on the land or sell the land to developers??

Answer

Sir,

The landowners have not indicated their intention either way.

Question 4

Were the owners of the fields consulted?

Answer

Sir,

Further to preliminary discussions held at the start of the process, the owners of the fields were consulted through the public consultation process. The public consultation process began on 6th October 2021 and ran for 4 weeks until 2nd November 2021, whereby they would have had equal opportunity to write to the Planning Service like everyone else.

Question 5

How much did it cost to draw up the framework and how many hours did it take?

Answer

Sir,

As mentioned in response to question 1, the landowner's agent worked on the document at their own risk. Officers from the Planning Service worked on preliminary information before the decision to pause work on preparing this Development Framework in favour of prioritising allocated sites. In 2021, following the Authority's decision in light of the housing crisis, officers worked on the project preparing the draft for public consultation, including finalising presentation of the document and issuing media releases, and are currently working on preparing a report for consideration by the Committee including all the comments received from the consultation. The work on the framework comes within the business as usual for the Planning Service, therefore requiring no additional fees or commissioning of consultants.

Question 6

I fully appreciate I may have missed a media announcement somewhere along the line, and I apologise if I have, but I thought the D and PA were dispensing with the majority of Development Frameworks, as suggested by some members of the previous committee (of which I was a member) and only pursuing those they are legally obliged to produce. Having said that, I also appreciate there may be a legal requirement to draw up the framework I am

referring to. However, irrespective of that, can you please clarify the current situation regarding as and when officers draw up Development Frameworks?

Answer

Sir,

In May of this year, responding to economic conditions and after listening to industry feedback, the Development & Planning Authority removed the requirement for Development Frameworks for smaller housing proposals of less than 20 dwellings in the Main Centres and Main Centre Outer Areas and less than 10 dwellings in Local Centres. This action was taken to remove a step in the process for smaller, less complex sites and achieve a more streamlined planning service while freeing up resources. This change was announced via a media release dated 19th May 2021 and in the update speech by the President.

A Development Framework is still required for larger housing developments of 20 or more dwellings in the Main Centres and Main Centre Outer Areas and 10 or more dwellings in Local Centres, and for other sites or forms of development where a Development Framework is currently required under the IDP. However, the Authority retain discretion to waive the requirement for a Development Framework for other sites where it does not consider that it would be beneficial to prepare one or to require a Development Framework for smaller housing sites falling below the new thresholds if it considers that particularly complex issues exist which cannot be satisfactorily addressed only through the planning application process.

Resources are still prioritised towards allocated or designated sites with Development Frameworks recently prepared in-house for Belgrave Vinery Housing Allocation (approved August 2021), Chouet Headland (approved October 2021), and Braye Road Industrial Estate (approved June 2021). Currently officers are preparing a draft document for La Vrangue Housing Allocation for public consultation, expected to be published shortly, with possible additional Development Frameworks coming forward in future because of the work of the Housing Action Group.

Date of Receipt of the Questions: 21 November 2021

Date of Reply: 8 December 2021