

**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.

Question 1

I very much appreciate that a mistake has been made in including pages 31, 32, 33 and 34 twice in the Annual Monitoring Report 2020 of the Island Development Plan, but that aside, in the paragraph on page 31, it states there are signals that the level of supply of housing and the type of housing available isn't meeting demand. Also that that is an issue for the Housing Action Group to consider and may have implications for any future review of the policies of the IDP. So with that in mind, can you tell me please: a) How often do your committee and the Housing Action Group meet? b) When was the last time you met and what was the outcome?

Answer

The Development & Planning Authority has not met as a Committee with the Housing Action Group, although the President does report back to the Committee. The President, Development & Planning Authority is a member of the Housing Action Group along with the Presidents of the Policy & Resources Committee, the Committee *for* Employment & Social Security and the Committee *for the* Environment & Infrastructure.

Question 2

The second paragraph on page 34 states that no sites have had a Policy GP11 Affordable Housing requirement since the adoption of the IDP in 2016. It states at the bottom of the same paragraph that the total of Affordable Housing permitted to date under the IDP is 57 dwellings. Then it states at the bottom of the page under the heading Conclusions, that Policy GP11 hasn't delivered any Affordable Housing dwellings or land to date. Finally, it states in the graph on the following page (which is numbered 31 even though the previous page is numbered 34) that 149 units of Affordable Housing have been provided during the period 2017 to 2020. So with all of that in mind, can you please clarify the situation for me regarding the report stating that Policy GP11 hasn't delivered a single unit of Affordable Housing since the IDP was adopted in 2016, and then also stating that 149 units of Affordable Housing have been provided between 2017 and 2020?

Answer

Affordable housing has been provided through development of various sites directly by the Guernsey Housing Association amounting to 149 units between 2017 and 2020. Albeit that no Affordable housing has yet been provided through the mechanism of Policy GP11, there are now a number of sites that are coming forward.

Question 3

It states on page 34 of the AMR, in the first paragraph at the top right hand side of the page, that approximately 26 units of Affordable Housing would have been provided if the threshold had not been increased from 5 to 20 units by the majority of the States in 2016. As you are aware Deputy Oliver, I laid an amendment (which was Seconded by Deputy Carl Meerveld) during the IDP debate 2016, which sought to increase the threshold from 5 to 10 units. The amendment wasn't voted on due to the fact that the amendment laid by Deputy Roffey (and Seconded by former Deputy Laurie Queripel) which sought an increase from 5 to 20 units, succeeded, securing 19 votes in its favour to 18 against. So with that in mind, are you able to tell me please how many units of Affordable Housing would have been provided if my amendment had succeeded and the threshold had been set at 10 units?

Answer

Over 2019 and 2020 there were 5 permissions for 10 or more dwellings, none of which were for 20 or more. Based on IDP amendment 9, 3 sites between 10 and 14 dwellings would have had a requirement for 22% of the developable part of the site for Affordable Housing, or approximately 7 completed dwellings in total. 2 sites between 15 and 19 dwellings would have had a requirement for 24% of the developable part of the site for Affordable Housing, or approximately 6 completed dwellings in total. Therefore, there would potentially have been 13 additional Affordable housing units provided (in lieu of the equivalent number of market dwellings) if the threshold had been set at 10 units. However, this cannot be guaranteed as other factors may have influenced the outcome. It does not follow that these developments would have been progressed if GP11 had been applied to them so the question is impossible to answer with any degree of certainty.

Question 4

It was stated in the media on February 4th this year, that 26 new homes may soon be built on the site known as Briarwood in St Martins. The site itself includes two 'green spaces' and a car park which I believe I'm right in saying has 77 parking spaces. I also believe I'm right in saying the application that has been submitted displays adjustments being made to the current car park. So with that in mind, can you tell me please a) Do the applicants own the car park? b) If the answer is 'no', then can you tell me please how they would be permitted to actually make the adjustments I refer to?

Answer

The car park is owned by the States. If the planning application is approved, the developer would have to gain States approval as landowner in order to carry out the works.

Date of Receipt of the Questions: 28 February 2022

Date of Reply: 14 March 2022