

**PAROISSE DE ST PIERRE**

**The Twenty Fifth of April Two Thousand and Twenty-Four**

**An Assembly of Principals and Electors of the Parish of St. Peter will be held in the Parish Hall on Thursday 25 April 2024 at 7.00 p.m. to: -**

- 1. Receive, and if deemed advisable, approve the Act of the Parish Assembly held on Wednesday 21 February 2024.**
- 2. To agree the following changes to Verte Rue which are supported by the Parish Roads Committee:**
  - a- Extinguish a section of Verte Rue**
  - b- The re-direction of Verte Rue as a result of the proposed development for housing for a number of adjacent fields**
  - c- To adopt the new section of Verte Rue on completion**

The Data protection statement was read out before the commencement of the meeting.

**Attendees : Constable R Vibert, Procureur R Surcouf, Roads Committee Treasurer K Capern, Reverend R Harris and Parish Executive Officer E Cheetham. Apologies from Procureur C Benest.**

**Dean Hacquoil from Hacquoil & Cook, Bob Godel from Godel Architects and Kevin Ratnasingam from KR Synergy.**

1 The Constable asked for a Proposer and Seconder for the previous minutes, before this could be done Deputy K Moore requested that her name be changed in the previous minutes from Dickinson to Moore as , although no longer Chief Minister she was still a Deputy for the Parish , she also questioned the quorum. Parish Executive Officer, E Cheetham confirmed the quorum was correct and said the name amendment would be checked.\*

The minutes were proposed by **Joao Camara**, seconded by **David Robinson**.

**\*Deputy Moore asked if her name would be corrected. The Constable agreed to do this. See Foot note.**

2 the Constable addressed the Assembly to offer some background , the roads committee had been approached by Godel Architects and consultants to consider a scheme. The Roads Committee do have ultimate authority over the roads ( as confirmed by the Attorney General) however thought it better to address the requests at an Assembly.

The road in question has been advised by traffic engineers from IHE, (Infrastructure Housing & Development) to be the best scheme that is required for the new development and they wish to have certainty of the layout, this would be to extinguish a section of Verte Rue and then re-route the route through the new development.

Before questions were taken , K Capern asked for the architects and consultants to introduce themselves.

Dean Hacquoil of Hacquoil & Cook is the project manager for this operating site on behalf of Andium. This is not a parish development so needs public consultation as the road re-direction is fundamental to the design and we need this as part of the planning application.

Bob Godel of Godel Architects is assisting to develop the design on the fields across from La Grande Route de St Pierre. He needs the design to access the site and how traffic moves around it. Kevin of K R Synergy is responsible for the local transport scheme.

First question from J Dickinson queried why a consultation had not already happened, “were we putting the cart before the horse” ?. The Constable advised that this assembly is the consultation, we can bring this back to another roads committee meeting if not happy, the assembly do not have to accept the proposal, so we can take this back to IHE to say not happy.

P Townsend asked if the junction at La Route du Manoir would be altered.

Bob Godel advised this was a sketch only, La Route du Manoir is not part of the design, he has to comply with planning requirements, these are the same as the planning applications that were made in 2017 so the design will comply as technical considerations have already been had. Currently the design shows that one exit replaces the other so no other exits suggested.

R Mallett asked why the road had to be extinguished. The road was considered to remain as it is however the position of the electricity transformer screens the view, therefore not a compliant exit.

R Mallett asked how many houses were due to be built in the fields, he was concerned that children will be playing around and the traffic from St Georges school.

It was confirmed by the consultants that no numbers are available as no plans submitted however the Bridging of the Island plan suggested up to 130 homes.

Mr Ratnasingam advised that they have a good understanding of the area, he had previously worked with the school improvement for traffic management. They have done several traffic counts on the local traffic network, taking into account the number of cars, number of pedestrians , these have been done on a typical weekday, peaks in the morning and in the afternoon and all data has been received. Not disproportionate to the size of the land, the information was used to gauge the current level of traffic and what the scheme proposes does not impact on this.

K Sharman stood and asked if we go back to the 2017 parish development, did we agree or disagree the road network before in the parish consultation , why has this been taken out of Parish hands and into the Island plan. How can we agree this site.

The Constable advised this scheme is not the same as the failed parish development, it was not in the Island Plan and the government have since rezoned areas for Affordable housing. The UK inspector refused the application.

Various fields were submitted to be considered for the Island Plan; a committee looked at the sites (30) in St Peter. This was never intended to be a parish development; the Island Plan allows parishes only 50% to parishioners in the new legislation. The parish could not afford a scheme of this size . A Parish Assembly was held and it was agreed for these fields to be placed in the next Island Plan. It was commented that the Clos des Charmes development never came to an assembly, it was a similar sort of scheme and built in the same way.

R Huelin commented that he could support the Constable regarding the previous development as it stood no chance with planning , the proposition was to wait and influence the Island plan to include the fields agreed upon.

Procurer R Surcouf said the original proposal by the previous Constable J Refault didn't happen, at no point in time had the Parish owned these sites, it would be ambitious of us to do so. All the land is private, now rezoned and requires change and the position of our availability has changed J Refault confirmed that Clos du Manoir was to be funded by the States/ Andium. They were the developers of the scheme and ran through the housing gateway.

K Moore stated she felt it was insulting the previous application was called a 'failed plan'.

Why hadn't the plans been observed to parishioners, the Constable asked what could we have done ?. We had asked to be included and had only received the plan a day before the assembly to send out.

E Payn asked about drainage, are all the houses being built with septic tanks. It was confirmed that as a Parish we do not know this, IHE would know this. We are being asked if this road will exist or not, these phases have not happened yet.

W Dempsey stood to say he was part of the committee that considered the fields for the Island plan and is fortunate to know that a lot of hard work had been done previously, guidance taken with precedence for all good sites. The committee came up with the sites, the sites were passed and he hopes that this current issue can be resolved and we can start to build homes that are needed.

S Parish stated that advance notice of the plans would have been beneficial. The fields 559 & 632 had been considered in the 2017 application but not approved, looking at the new plan, is this the location for the route of the traffic?

B Godel advised that this would be the principal access into the site, there is a complicated set of circumstances in the main road, IHE requirements and distances from other junctions have to be considered . There could be a little flexibility in the design but not a lot .

Miss Parish stated that her property fronts directly onto the main exit on this scheme and will affect them, could any assistance be incorporated into the design. Mr Godel advised they are at the early stage and have not come up with a final design. They have to comply with traffic standards and they will try to assist parishioners like this. The proposal is to close off the section of Verte Rue due to the substation and traffic exiting opposite another junction onto La Grande Route de St Pierre. They will try and improve the rezoned site, however no fundamental options but it could be tweaked.

The Constable asked that the architect work together with Miss Parish and her partner Mr Saxelby to hopefully come up with a solution for both parties.

L Robinson asked rather than use Verte Rue could they not divert traffic onto La Route du Manoir as an option. K Ratnasingam advised that this is an old road that does not allow two-way traffic, it is an unsafe junction , he has had meetings with IHE who state the current alignment does not form into a direct junction so unsafe at the moment. A new junction would be safer and the road re-aligned.

Comments from the floor : Why are we forcing traffic down a 15-mph road , if we close the road make the traffic one way, the school currently uses a one-way system so there would be no change there.

The Constable advised that the new volume of traffic would be from the estate itself and these would be exiting onto the main road.

K Ratnasingam stated the new development would need to consult with IHE department , they would not support any exit onto La Route du Manoir, we need to keep traffic on existing roads as possible with no re-directions and the main road to continue as it is .

P Lynch advised he is a St Georges parent and he would love the one-way system to work, currently this does not happen, all vehicles use Route du Manoir so feels more logical plans to put traffic lights in situ, the road is currently a nightmare!

R Mallett stated again he felt there was no need to extinguish Verte Rue , leave it as it is, for the road in the new estate why not create a roundabout or traffic lights, he uses the bus stop nearby and feels that current traffic speeds along the roads.

The constable advised that if we leave Verte Rue as it is it would not be a compliant exit due to the JEC box and it doesn't have sufficient splay. The roads committee had to bring this to the Assembly first before a planning application as an issue of where the exit is.

B Godel advised that La Verte Rue operates but is not currently a safe junction. It would have access for a number of homes, the 2017 application did not include field P558, planners require both sites to integrate together .To integrate these fields they looked at an exit onto La Rue Sapins but IHE not happy and the planners were not happy. There will be an increase of vehicles turning West and the current exit is not safe.

C De Gruchy wanted to know where cars from field 558 exit to, she lives near the main road and from 11.45 -3.30pm cars are nonstop and the road is already a challenge to cross., and you are about to add another 130 homes into the middle of the village.

Mr Godel advised the planning developments have other works to improve traffic safety, there is a lot of money involved and there is a number of pedestrian and traffic safety enhancements.

Mr D Haddon stated that he could not believe the draft sketch is true...Surely, they have another sketch.

Mr Godel advised that plans have not been finalised and the principal of closing the western section to traffic, pedestrian and cycle traffic, they cannot start the plan with certainty without the support. They need to know that they can get across the site which is a fundamental stepping stone.

The Constable said that there is no sketch at this point , no planning permission, we needed to bring this to an assembly for a yes or no, we do not want further delays on the affordable homes scheme, if we do not agree this scheme, it will go back to IHE .There is difficulty in the concept but needs some certainty. Who is going to own the road ? We do not want a private road; worst outcome would be a private ownership by all 130 homes.

Procureur R Surcouf said we have to accept the process; we are keen for affordable homes however the sketch shows no information on traffic flow , is there a material opening , not clear, tailbacks could be incurred and accidents could happen. More logical to open up and widening of La Route du Manoir .So need more information, more traffic details so suggests we adjourn the meeting .To come back with more information.

P Townsend suggested they need to offer more information on the areas for cyclists, pedestrians and where the crossings are etc. This does need more thought for the safety of children and pedestrians, horses etc.

R Surcouf wished to propose that the meeting is adjourned and to come back with a detailed plan as not appropriate to ask people to vote.

The Constable wanted it noted his request that parishioners Parish / Saxelby are included and to liaise with architects regarding the exit in front of their home. He sympathises with the architects and builders as the scheme has come from IHE but wishes that someone from this department had attended the meeting.

The view of the assembly is more information required on :

Traffic Flow

Safety

Exact Location

Detailed diagram of La Grande Route de St Pierre.

Suggestion that the parishioners need engagement so the consultants should meet with the parishioners , drop-in sessions at the parish hall could be set up to meet B Godel

D Adamson wanted confirmation that we are withdrawing the proposals and no vote is required. This was confirmed.

B Godel said they could look at traffic management however some ideas are out of their control for example the road widening of La Route du Manoir .( It is known that the owner of the land wishes to keep the land as it is. ) They need to satisfy IHE Transport department.

He would arrange two sessions for open discussion, one during the day and one in the evening, then 5 weeks after to report back to an assembly. A more positive meeting would be useful.

A Dix said this meeting was ill conceived, all done in a rush, do we know the prices of the intended houses-this is not known. Years ago there was talk of a roundabout needed. IHE need to attend the next meeting.

The Constable agreed that we need the view of the parishioners, we need to offer transparency , need reasons as to why this is the best route.

Dean Hacquoil apologised for the lack of information and agreed to the proposed time of 5weeks to come back to an assembly. The Constable asked for a show of hands and the majority agreed to this timing.

Mrs J Holmes wanted it known how dangerous the main road currently is, traffic near M&S is an issue with problems crossing the road, speeding is an issue for the parish.

The Constable said that traffic engineers from IHE are certainly required at the next meeting, this is not the fault of Hacquoil & Cook, Godel and Ratnasingam.

It was noted that if IHE do not attend the next meeting it will be adjourned.

The Constable thanked all the consultants for their time.

So it was agreed and proposed by **John Refault** that the consultants should return in 6 weeks and to include among the experts a IHE engineer with sufficient details and understanding of the route direction. In the intervening period, two drop-in sessions would be arranged, one in the day and

one in the evening, and the meeting would be adjourned if IHE did not attend. This was seconded by **Joao Camara**.

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**\*In accordance with his decision at the meeting, the Constable has agreed Deputy Kristina Moore will always be referred to by this name and title whilst she remains a Deputy in the States Assembly.**

As there were no further business the Constable thanked everyone for coming.

**This concluded the business of the Assembly.**

**25 April 2024**

**R P Vibert  
Connetable**