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PP1/05032012 | St George - TTS ^{AC}

From: Dave St. George
Sent: 05 March 2012 10:55
To: Alistair Coates
Cc: [REDACTED]
Subject: Plemont Bay Holiday Village La Route de Plemont ap number p2011/1673

Dear Alistair,

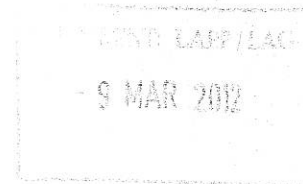
I refer to the above application.

I have corresponded on this site on several occasions and TTS stance with regard to the site has not changed, in that TTS (Transport Policy section) does not support its use for a significant housing development. Should the current application be approved then the reduction in size from 30 to 28 is to be welcomed, but I would nevertheless still consider 30 to be significant and maintain the objection. My concern relates to the cumulative effect of allowing significant housing development in such remote locations, where the private car is likely to be the main choice for all trip purposes. Housing at such locations will have a very high private car use rate and the application is therefore in conflict with policy SP 6 of the Island Plan 2011, which seeks to ensure that future developments will reduce dependence on the private car.

I would also refer to policy TT8 "Access to public transport" which requires that all residential developments of 10 units should be within 400m of a bus service. Where the provision of a bus service is not available or where the frequency of service is considered to be too low relative to the scale and or nature of the development proposals, the developer will be expected to support the provision of an appropriate public transport service. This development does not have an adequate bus service and should the current application be approved the developer should be required to support an improved bus provision.

Regards

Dave



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