



Development Plan Review Strategic Housing Land Availability Assessment

June 2014

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1. Introduction

- 1.1. The Strategic Housing Land Availability Assessment (SHLAA) is part of the evidence base to inform the preparation of the draft Island Development Plan (draft Plan). It is effectively a 'stock check' of the supply of potential development sites for housing on Guernsey. It provides information on the suitability and availability of each site; whether the development of a site is considered to be achievable; and if there are any significant constraints to development. It also demonstrates whether there is an adequate supply of land to meet the Island's housing target over the life of the Island Development Plan.
- 1.2. The SHLAA is a 'snapshot in time' of the supply of sites. It enables a forecast of land supply to be prepared and can be updated over time to assist in the preparation, monitoring and review of the Island Development Plan. This Assessment has been finalised as of June 2014 to provide housing land supply information to inform the preparation of the draft Plan. The SHLAA findings will be updated prior to the Planning Inquiry hearings into the draft Plan and from there on will be updated annually.
- 1.3. **It is important to note that the SHLAA does not decide whether a site should be identified for development in the draft Plan; site selection is a separate stage in the Development Plan preparation process for which the SHLAA provides information.** The approach to selecting sites for allocation will be set out in a separate report. It should also be noted that if a site is assessed in the SHLAA or allocated for development in the Development Plan it will still require planning permission before it can be developed. Similarly, not being included in the SHLAA, or not being allocated in the Island Development Plan does not preclude a site from being developed if Development Plan policies otherwise allow for it. The sites assessed, the developments proposed, the timescale for delivery, and other details will be amended in SHLAA updates or through the planning application process.

Purpose of the Assessment

- 1.4. The main output of the SHLAA is an assessment of whether an appropriate supply of land for housing to meet the Island's housing target is available for identification in the draft Plan. Other outputs are:
 - A robust and consistent methodology for assessing sites for housing land supply which is systematic, consistent and transparent
 - A database of potential development sites, assessed in terms of their 'deliverability' or 'developability', cross-referenced to maps showing their locations, which can be updated over time
 - An estimate of what development could be achieved on each site as well as identifying constraints upon the delivery of each
 - An assessment of the implications of including or excluding an allowance for 'windfall sites' in the land supply assessment

- Information to enable the identification of a 5 year housing land supply (including housing site allocations) from the anticipated adoption date of the Island Development Plan, as well as providing information on housing land supply over the entire Development Plan period

2. Summary of existing strategic policy

- 2.1. The following documents set out key elements of the existing policy context that informs the preparation of the SHLAA.

Strategic Land Use Plan

- 2.2. The SHLAA assists the Environment Department to respond to the requirements of the Strategic Land Use Plan 2011 (SLUP) when preparing the Island Development Plan. The SLUP is one of the four Island Resource Plans that form part of the States Strategic Plan. It provides a high level spatial planning framework endorsed by the States to guide and direct the Environment Department in the preparation of the more detailed Island Development Plan. The SLUP was approved by the States on 30th November 2011 (Billet D'État XIX 2011). It provides both general guidance and more specific direction to the Environment Department in preparing the draft Plan, other policies and proposals, and exercising its other planning functions in order to achieve the States' agreed economic, social and environmental objectives set out within the States Strategic Plan. With regard to housing land supply, the SLUP states that:

- **Policy SLP12:** 'Arrangements will be put in place through the Development Plans to ensure that provision is effectively made to meet the annual requirement for the creation of new homes of an appropriate mix of tenures, housing sizes and types, to meet the Island's housing needs. This should be monitored through regular research and data collection and reviewed as necessary through the Strategic Land Use Plan.'

SLUP p.51, paragraphs 3 and 4 state: '...the Development Plans will be required to initially make provision for a 5-year supply of housing through a number of mechanisms that the Environment Department considers appropriate (such as allocated sites, enabling policies, etc.)' and that '...before the end of the first 5-year period of validity of the Development Plans, the Environment Department will review the delivery of housing units over that period and assess the appropriate scale of housing provision for the remaining 5 year period of the Development Plans.'

- **Policy SLP13:** 'Arrangements will be put in place through the Development Plans to ensure that a minimum 5 year land supply is effectively made to meet the annual requirement for new homes as determined by evidence supported by the Housing Department. Before the end of this 5 year period, the housing policies in the Development Plan will be reviewed in order to assess the appropriate scale of provision for housing that is required for the remaining duration of the Plan.'

- **Policy SLP14:** 'The existing Housing Target Areas will be reviewed to determine how they can contribute to meeting the housing supply target set out within Policy SLP13 while meeting the requirements of the Spatial Strategy within Section 4 and the policies of Section 5 of this Strategic Land Use Plan.'

SLUP p.52 paragraph 2 states that 'There are a number of options for dealing with the existing Housing Target Areas and how to make adequate provision for housing beyond the first 5-year period of the Environment Department's Development Plan. Environment could assess which of the Housing Target Areas could be kept as strategic reserves for use some time in the future, as and when needed. Alternatively, they could be assessed in terms of which of them might form part of the first 5-year supply by, for example, identifying them as allocated sites that would not require an additional planning inquiry to be released for development.'

- **Policy SLP15:** 'The Development Plans will make provision for the majority of new housing development within and around the main centres of St Peter Port and St Sampson/Vale.'

SLUP p.53 paragraphs 2 and 3 state that 'The spatial planning framework and the hierarchical role of the main centres and local centres dictate that the majority of new housing development will take place within and around St Peter Port and St Sampson/Vale where sites will have, or be capable of being provided with, good public transport links and good links to walking and cycling networks, which can encourage a reduction in car use. In addition, strategic housing land reserves mentioned above may be identified within and around the urban centres of St Peter Port and St Sampson/Vale in accordance with the Policies set out within Part B, Sections 4 and 5 of this Strategic Land Use Plan.'

- **Policy SLP16:** 'The Development Plans will make provision for local centres to provide more limited opportunities for housing development to enable community growth and to reinforce them as sustainable centres.'

SLUP p. 53 paragraph 4 states that 'The Local Centres will provide more limited opportunities for housing development. This should be of a scale that is appropriate for the local centre concerned and that does not undermine the spatial strategy of the Plan which seeks to enable community growth within these areas, reinforcing them as sustainable centres (see Section 5, Local Centres).'

- **Policy SLP17:** 'The Development Plans will make provision for a range of social and specialised housing as part of the annual requirement for new homes as set out within Policy SLP13. Appropriate levels of provision of social and/or specialised housing on larger general market sites may be required through the use of planning condition or covenant and established through a specified mechanism.'

SLUP p.55 paragraph 1 states that 'It is therefore necessary for the spatial strategy to enable provision of new dwellings of the right type and size in suitable locations in the Island that offer, amongst other things, good amenities, key services and transport connectivity. Providing a better mix of dwellings will help meet the needs of specific groups, assist in maximising densities, create varied designs and layouts, and contribute to the development of socially inclusive communities.'

SLUP p.55 paragraph 2 states that 'To meet the aims and objectives of this Plan, it will be necessary for the Development Plans to make allowance for a proportion of social and/or specialised housing to be secured through planning covenants or by condition on larger private development sites. Development Plan policies may also request the inclusion of a number of social and/or specialised housing units as part of general market housing developments. At all times effective provision will be guided by the spatial strategy and satisfactory compliance with levels of housing provision identified as appropriate by the Housing Department. Larger sites should allow for mixed tenure provision within a framework of creating balanced communities. The scale of the development will be limited to their ability to be successfully integrated into their surroundings so as to respect the scale of the settlement concerned.'

- **Policy SLP18** states that: 'In addressing housing need, the Development Plan should seek to make the most efficient and effective use of land and buildings by encouraging the re-use of previously developed land, promoting increased housing densities where appropriate and encouraging the inclusion of housing within mixed use schemes.'

SLUP p. 56 paragraph 1 states that 'In order to meet anticipated housing demand, some greenfield land will need to be identified for housing development. However, the Development Plans will be expected to promote the development of pre-used brownfield sites in order to maximise the use of land and buildings in the most efficient and effective manner. This will include promoting high density development whilst ensuring good levels of accommodation, amenity and design.'

SLUP p. 56 paragraphs 2 and 3 state that 'Opportunities to reuse previously developed sites and convert, redevelop and/or reuse vacant buildings and accommodation should be thoroughly explored. This will include opportunities in the main centres to re-use and/or convert space above shops to promote sustainable living close to employment and services. The inclusion of housing within mixed use schemes can also help create attractive and desirable communities. Where opportunities exist and are encouraged through the Development Plans, mixed use schemes that include an element of housing should be positively encouraged.'

- The SLUP also contains a range of other requirements for the planning and sustainable development of the Island to which the Island Development Plan must have regard. These and the criteria above are largely addressed in the assessment criteria (Appendix 1).

Social Policy Plan

- 2.3. The purpose of the Social Policy Plan is to assist the States to develop and deliver services for people to meet their welfare and wellbeing needs, including housing. It includes a number of core values and strategic social policy objectives that are translated into action through the Corporate Housing Programme. One of the general objectives of the Plan is to achieve better housing availability, quality, and affordability.
- 2.4. The headline issues on the Social Policy Plan agenda include; promoting equality, protection & support for vulnerable people; promoting safe & healthy environments; and preventing inequality, unsafe communities & environments, lack of safeguards for vulnerable people, and unhealthy & unsupportive communities. The Social Policy Plan states that by providing people with pathways out of poverty and unhealthy lifestyles and preventing exclusion from society in general, the quality of life for all Islanders will improve. A key example of the Social Policy Plan agenda with regard to housing is the work being undertaken by the Housing and Health & Social Services Departments to enable people to maintain their independence in later years through the availability of appropriate accommodation with social care support.

Housing Department Policy Plan 2011 - 2016 (Corporate Housing Programme)

- 2.5. A core part of the Housing Department Policy Plan is the implementation of the Corporate Housing Programme (CHP). The States' house building programme is established through the CHP, and is geared toward meeting the needs of local residents unable to compete in the private housing market. A number of the core values and strategic social policy objectives in the Social Policy Plan are translated into action through the CHP; the principal social policy objective that can be achieved through the CHP is to improve housing availability, quality and affordability. The CHP is periodically reviewed to set policy priorities across all housing tenures; as part of the CHP, the Housing Department maintains and upgrades its existing social housing, and through the CHP delivers new social housing through the Guernsey Housing Association (GHA). In this regard the Housing Department Policy Plan also highlights the Housing Department's commitment to using housing associations to provide new social rental and partial ownership accommodation. It also signals the Housing Department's commitment to finding alternative ways, where possible, to deliver its mandate in a cost effective way. It should be noted that this document is not a States policy plan.

Supported Living & Ageing Well Strategy

- 2.6. The Supported Living and Ageing Well Strategy (SLAWS) working party was formed in January 2014 to consider what care, support and supported accommodation is needed for older people in the Bailiwick, who will provide it, and how it will be funded. This includes considering how to support people who live at home and are cared for by family members; people living in supported accommodation (including extra care housing); as well as people living in residential and nursing homes, in hospital, or in long-term off-Island placements. It is a wide ranging area of strategy and will have significant implications for everyone in Guernsey. The working party is made up of representatives from the Health & Social Services Department, the Housing Department, and the Treasury & Resources Department.

3. SHLAA preparation methodology

- 3.1. The SHLAA has been prepared in accordance with the Strategic Housing Land Availability Assessment Methodology 2014. The Methodology takes into account the public response to the draft Methodology 2013 (which was consulted upon during the Key Messages, Issues & Options public consultation) and the results of a peer review of the draft Methodology in autumn 2013 by **Nathaniel Lichfield & Partners**.
- 3.2. In previous development plans, enabling policies and strategic housing reserves were put in place to ensure that enough land for housing was in place. These policies were applied to the areas that were considered most **suitable** for development, such as Brownfield land within Town and the Bridge, and certain Greenfield sites identified as strategic housing reserves; this did not include any assessment of the availability of land or achievability of development. For the Island Development Plan 2015, only sites that are considered suitable will again be identified for housing development, but these sites must also be **available**, their development **achievable**, and suffer no significant **constraints** to development:
- **Suitability:** A site can be considered suitable if it offers a suitable location for development and would contribute to the creation of sustainable, mixed use communities. Suitability relates mainly to the physical attributes of the site and its location.
 - **Availability:** A site can be considered available for development when there is a reasonable degree of confidence that there are no legal, control or ownership issues which would inhibit the site being developed within a certain timeframe. Difficulties with availability can arise from multiple or contested ownership, life interests/usufruit, droit d'habitation, site assembly or 'ransom strips', conveyance, tenancies or operational requirements of landowners, or other legal issues for example.
 - **Achievability:** The development of a site can be considered achievable if there is a reasonable prospect that the site could be developed by a particular date. This is essentially a judgement on the economic viability of the development proposed, and the capacity of a developer to viably complete and dispose of the scheme over a certain period, including with regard to any phasing. It is closely related to the issue of constraints.
 - **Constraints** include, for example, access issues, difficult topography, or contamination, but can arise on grounds of availability and achievability too, such as fragmented land ownership. Measures to overcome constraints could be on- or off-site, and be required of the site owner or other parties. In each case the Environment Department will make an assessment, in light of available information, if it is considered that the identified constraints can be overcome and the site contribute toward housing land supply.
- 3.3. As set out in the SHLAA Methodology, the assessment of individual sites and of overall land supply is an **iterative process** based on a '**sieve**' approach. This means that each stage of the assessment informs the others, with stages repeated and revised until a comprehensive picture of land supply emerges. This approach is in line with best practice issued in the UK.

- 3.4. The assessment of suitability, availability, achievability and constraints is to ensure that the focus on the most suitable areas for development under previous development plans is maintained (e.g. Brownfield land within Town and the Bridge), but also that continued housing construction is supported. This is to be achieved by seeking to ensure that those who own sites identified for development in the draft Plan are amenable to their development, and that the development of the site could be financially and economically viable so that it can be delivered within a reasonable timeframe.

Sources of sites

- 3.5. The SHLAA assesses sites from four sources which are described in brief below. These sources were used because they enable the suitability, achievability, constraints, and availability of a site to be assessed:
- **Call for Sites 2013:** The Environment Department held a 'Call for Sites' in autumn of 2013 as part of the 'Key Messages, Issues and Options' public consultation. The Call for Sites provided an opportunity for residents, landowners and organisations to suggest land which was available for development and fitted the strategic spatial strategy set out in the SLUP. 511 sites were submitted through the Call for Sites (of which 125 were within and around the Main Centres; these sites are referenced SPP001 to SPP095, and SSV001 to SSV119). Of these 511 sites, 110 were States-owned sites submitted for assessment by the Treasury & Resources Department (of which 91 are within and around the Main Centres). Information on sites within and around Local Centres is set out in paragraph 6.2 of this report.
 - **Policy sites:** these comprise sites identified for primarily housing development in existing policy (i.e. the Urban Area Plan 2002, including those with existing Development Briefs or Local / Outline Planning Briefs, those identified as Housing Target Areas (HTAs) or Mixed Use Regeneration Areas (MURA), and Action Area Plans (AAP)). The reference numbers for policy sites run from SPP096 to SPP111 and SSV120a to SSV131.
 - **Employment Land Study 2014:** sites in employment use which the Employment Land Study 2014 indicated were unlikely to be required for employment use in the future were assessed as to their suitability for housing development. The employment site reference numbers run from SPP112 to SPP130.
 - **Housing capacity exercise 2013:** This was an earlier exercise carried out by the Environment Department to provide a high-level estimate of housing capacity on the Island. Sites referenced SPP131 to SPP139 and SSV132 to SSV138 are drawn from the housing capacity exercise.
- 3.6. The initial iterations of the SHLAA assessment indicated that the sites from these sources which were suitable, available, achievable and free of constraints was sufficient to identify a 5 year land supply in the draft Plan as required by the SLUP. (This is calculated against the State's housing target requirement of 300 units per year, as set out in Section 5 below). Should the supply of deliverable and developable sites in future iterations of the SHLAA be shown to not provide a sufficient pool of sites, other sources of sites deemed by the Environment Department as having potential for development may also be considered.

4. Assessment of sites

Assessment of sites – Suitability

4.1. The first step in the SHLA Assessment involved assessing every site's suitability;

- **Suitability:** The SHLAA assesses the suitability of sites paying particular attention to whether they are consistent with the provisions of the SLUP, in particular the SLUP Spatial Strategy which requires development to be concentrated within and around the edges of Main Centres, with some limited development within and around the Local Centres. As set out in Section 2.2 above, the SLUP contains a range of requirements which the Island Development Plan must be consistent with. The criteria against which site suitability was assessed in the SHLAA were drawn from the SLUP requirements, whilst also having regard to the Environmental Impact Assessment criteria. These criteria are set out in Appendix 1.

Each site was assessed initially on grounds of its location and size (being within or around the edge of a Main or Local Centre; not being a Ramsar designated area or draft Site of Special Significance; and being over the threshold of 0.25 acres or being able to accommodate 5 or more dwellings). Sites that met these criteria were taken forward for additional assessment of their suitability.

4.2. Assessing suitability involved estimating the development potential of each site, as set out below.

Estimating the development potential of each site

- 4.3. To determine whether the supply of land is sufficient to meet the housing target, it is necessary to estimate the development potential of each site (i.e. the number of dwellings that could be achieved on the site, or 'yield'). The estimated development potential of deliverable and developable sites is set out in Appendix 2 and is presented as a lower and higher range for the number of dwellings that could be achieved.
- 4.4. The approach to estimating the development potential of a site involved first estimating the typical density of development that would be likely to occur on the site under the policies of the emerging Island Development Plan. This density range was defined according to the location of the site and is set out in the SHLAA Methodology. The appropriateness of the typical / guideline densities set out in the SHLAA Methodology was raised during the Key Messages Issues & Options public consultation. In response the Environment Department reviewed these typical / guideline densities and expanded the data upon which the analysis rested. As a result the range which the typical / guideline densities cover in the SHLAA was broadened (that is, lowered at the lower density end of the scale, and raised at the higher end) to reflect the findings of the review. It is important to note that these typical / guideline densities are only used for the purposes of the SHLAA and are only used as a starting point in estimating the likely development potential of each site. As such, taking its cue from Policy SLP18 of the SLUP which requires the Island Development Plan to make the most efficient and effective use of land and promote increased housing densities where appropriate, the SHLAA assumes that the density of development on each site is most likely to reflect the prevailing character of the area, whilst seeking to make the most efficient and effective use of

land. Ultimately, it is through the planning application process in the context of the Island Development Plan that the most appropriate density on each site will be defined. It is important to note that density is only one factor in estimating the development potential of a site and other factors can have a significant impact, as set out below.

4.5. To refine the above density-based estimate, suitable sites were further assessed by carrying out detailed desktop as well as on-site surveys (a copy of the on-site assessment form used by the Environment Department is set out in Appendix 3). In addition to the suitability criteria in Appendix 1, the surveys of each site took into account a number of additional factors with which to refine and test the density-based yield above. These factors included:

- The size and shape of the site, including the potential for the site to set its own density.
- The existing development on-site, in particular existing dwellings which may restrict the development of the site.
- The nature and quality of access to the site and any potential rights of way on or across the site (This part of the assessment was expanded upon by the Environment Department Traffic & Transportation Services Unit's assessment of sites, summarised below).
- The density, character, form, pattern and nature of nearby development.
- Whether the site was within or adjacent to a Conservation Area, or whether there were any Protected Structures or Protected Monuments within or adjacent to the site.
- Whether the site was within or adjacent to a landscape character area, draft Sites of Special Significance, Ramsar site, Site of Nature Conservation Importance, or Best & Most Versatile Agricultural Land, and whether there were any Tree Protection Orders on site or adjacent.
- Whether there were any large water bodies on-site, and whether the site was at risk of flooding (1:100 year flood plain).
- The provisions of existing HTA, MURA, Local Planning Brief or Development Briefs and other policy for the site and surrounding areas. (This was taken as an indication of the nature of development suitable to the site, and not a policy restriction on future development.)
- Potential for redevelopment alongside neighbouring sites that were also being assessed, and any dependence on neighbouring sites to enable development / redevelopment.
- Information submitted to the Environment Department through the Call for Sites.
- The presence of public open space or parks on the site which might inhibit development.

- 4.6. This process enabled the Environment Department to estimate a likely range for the number of dwellings that could be achieved on each site. This estimate relies on making a professional judgement on the likely scale, form, and nature of future development, taking into account the above factors. This is required to estimate the overall supply of land for housing. It should be noted that this estimate is for information purposes to assist the preparation of the SHLAA and draft Plan with regard to housing land supply; ultimately, it is through the planning application process in the context of the Island Development Plan 2015 that the most appropriate scale of development of each site will be defined.

Assessment of sites by Traffic & Transportation Services Unit

- 4.7. Sites that were deemed to be suitable based on the above factors were then taken forward for assessment by the Traffic & Transportation Services Unit of the Environment Department. The Traffic & Transportation Services Unit rated the road access of each of these sites on a scale 'A' to 'D':
- an 'A' rating meant that a site is 'probably acceptable for development without extensive implications for traffic';
 - a 'B' rating meant a site 'may be acceptable for developments with some implications for traffic';
 - a 'C' rating meant that a site 'definitely poses some implications for traffic', and;
 - a 'D' rating meant that a site 'is very unlikely to be acceptable for development in terms of traffic issues'.

Sites rated 'D' were not taken forward for further assessment in the SHLAA.

Assessment of sites – Availability & Achievability

- 4.8. The remaining sites that were deemed suitable were then assessed against the criteria for availability, achievability and constraints. The criteria used to assess availability and achievability are also set out in Appendix 1:
- **Availability:** The SHLAA focuses on identifying sites where active interest in the development of the site has been demonstrated by the owners and where the sites are free of legal or ownership restrictions. The assessment focussed mainly on sites that were put forward through the Call for Sites, or for which planning permission had been granted or a planning application submitted within the last 3 years. Accordingly, unless the Department had clear evidence to the contrary, such as legal or control issues inhibiting their delivery, sites that met the availability criteria in Appendix 1 were considered to be available.
 - **Achievability:** In this regard the SHLAA focuses on evidence of demand, costs, and financial and economic viability. The Environment Department commissioned the report 'The Use of Planning Covenants in the Delivery of Affordable Housing in Guernsey, 2012'. This report indicated that in general housing development is viable and achievable on the Island. In addition, sites that were found to be suitable and available were then individually assessed as to their likely financial and economic viability if developed within the yield range estimated. The assessment of each site highlights any issues found that could potentially affect the achievability of developing the site.

- The SHLAA also has regard to **constraints** to the development of a site. The assessment of each site highlights any constraints found that could affect the development of the site such as difficult topography, large scale infrastructure or areas at risk from flooding.

Outcome of the Assessment

- 4.9. **A summary of the assessment of each site is set out in Appendices 2 and 4**, with accompanying maps in Appendix 5. A list of the assumptions made in preparing the assessment is set out in Appendix 6.
- 4.10. The above process enabled the Department to categorise sites as being **deliverable, developable or not currently deliverable or developable** and as such take a view as to the way in which each site could contribute to future housing land supply.
- 4.11. **Deliverable** sites are those that are considered to be suitable, achievable and available within the next five years. **Developable** sites are those that are considered to be suitable, achievable, and available in the next 5 to 10 years. The deliverable and developable sites are set out in Appendix 2; **there are 63 such sites**. The sites considered not to be deliverable or developable are set out in Appendix 4. Where information within the site assessments should be corrected or updated, those in control of sites should inform the Inspector leading the Inquiry into the draft Plan in writing (as part of any submission made to the Planning Inquiry into the draft Plan, as appropriate).
- 4.12. The information above is primarily to assist the Department in the next stage of the draft Plan preparation process which involves selecting areas to be identified for development through mechanisms such as allocations and enabling policies. Housing site allocations will be selected from the pool of deliverable and developable sites to contribute toward the Island's 5-year land supply for the first half of the Development Plan period.

5. Summary of housing land supply

- 5.1. The above process enabled the Environment Department to build a picture of the supply of sites that could be included in the overall supply of land for housing on the Island. Sites which were deemed to be deliverable (Appendix 2) could provide for at least c.950 dwellings; sites which were deemed to be developable (also Appendix 2) could provide for at least c.480 dwellings, giving a total of least c.1,430 dwellings.
- 5.2. Table 1 provides an overview of the **total supply of land for housing** to the end of Development Plan period. It sets out the number of dwellings that could be generated from the pool of deliverable and developable sites; the number of dwellings currently with planning permission; as well as an allowance for 'windfall' dwellings (see paragraph 5.4 below). This total represents the effective supply of land (Policy SLP13 of the SLUP) and demonstrates that there is a sufficient supply of sites to remain consistent with the Strategic Land Use Plan; provide a minimum 5 year land supply; and meet the States' housing target.

Table 1	Total land supply - all Island					
Density range	Lower to Higher			Lower to Higher		
Island Development Plan period	First 5 years			Full 10 years		
States housing target (dwellings)	1,500			3,000		
Total land supply (dwellings)	1,813	to	3,004	2,444	to	4,314
- <i>Call for Sites</i>	499	to	1,069	499	to	1,069
- <i>existing policy sites</i>	434	to	892	899	to	1,878
- <i>surplus employment sites</i>	12	to	20	12	to	20
- <i>housing capacity study</i>	5	to	10	21	to	34
- <i>existing planning permissions</i>	713	to	713	713	to	713
- <i>windfall allowance</i>	150	to	300	300	to	600

- 5.3. The States' current Housing Target is 300 dwellings per year; this annual target has been projected forward over the full period of the Island Development Plan to give a total requirement of 3,000 dwellings, as set out in Table 1 above. It should be noted that the current Housing Target is being reviewed by the Housing Department. The three Housing Needs Surveys commissioned by the Housing Department since 2001 show a growing requirement for housing on the Island. The most recent Housing Needs Survey (2011) showed that the number of households in need of housing has increased to 451 per year, although it is important to note that this figure relates to households and not new dwellings. The results of the Housing Needs Survey 2011, together with other considerations, will inform the review of the housing target for the Island. For the purposes of this

assessment, and in the absence of other data, the Environment Department has assumed that the current housing target of 300 dwellings per year will remain in place. This would indicate that the supply of land for housing identified in the SHLAA is sufficient to meet the Housing Target, however the size and scope of the SHLAA can be revised if required in response to any changes to the Housing Target should this occur.

Windfall sites

- 5.4. Windfall sites are sites that have not been identified specifically for housing in a development plan, but that come forward for development and receive planning permission for housing by being otherwise consistent with planning policy and other material considerations identified in Planning Law. This is done by putting in place 'enabling' policies which promote or restrict development in different areas but which overall allow for the right amount of housing to come through. Under this approach alone, as with the current Urban Area Plan and Rural Areas Plan, the Department is reliant on windfall sites to meet 100% of the Island's housing requirement.
- 5.5. As required by the SLUP (Policy SLP13), the draft Plan will ensure that a minimum five year land supply is effectively made through a number of mechanisms that the Environment Department considers appropriate (such as allocated sites, enabling policies etc). Allocating a site means identifying it in the draft Plan with policies which secure, promote, and generally limit the use of the site for housing. Whilst some of the five year supply will be met by allocations, the Environment Department will still allow for windfall provision to come forward and contribute to housing supply. This will come forward in the form of conversions, subdivisions, extensions and infill development similar to that permissible under the current Urban and Rural Area Plan policies. Providing a windfall allowance ensures that the contribution that these types of development make to overall housing supply is accounted for, and helps to ensure that there is not an oversupply of housing land.
- 5.6. Under the draft Plan only up to 20% of the 5 year housing requirement would be met via windfall sites. The remainder (80%) would be met by sites identified for housing development in the draft Plan and those with planning consents. As set out in the SHLAA Methodology, it is proposed that only sites of 0.25 acres (0.1 Ha, 0.6 vergée) and over or that could provide 5 or more dwellings would be identified. It is envisaged that mainly sites below this threshold would contribute to windfall provision.
- 5.7. The figure of up to 20% windfall provision is based on trends in planning permissions over recent years which indicate that at least one-fifth of the Island's total housing need (up to c.60 dwellings annually) could be consistently met by windfall schemes of five dwellings or under during the Development Plan period. Figure 1 shows the number of dwellings which arose from planning permissions for 5 or fewer dwellings from 2002 to 2012. It also shows what the continuation of this trend through the first 5 year period of the Island Development Plan would look like; this is set out in more detail in Table 2.

Figure 1: Number of dwellings arising from planning consents for 5 or less dwellings

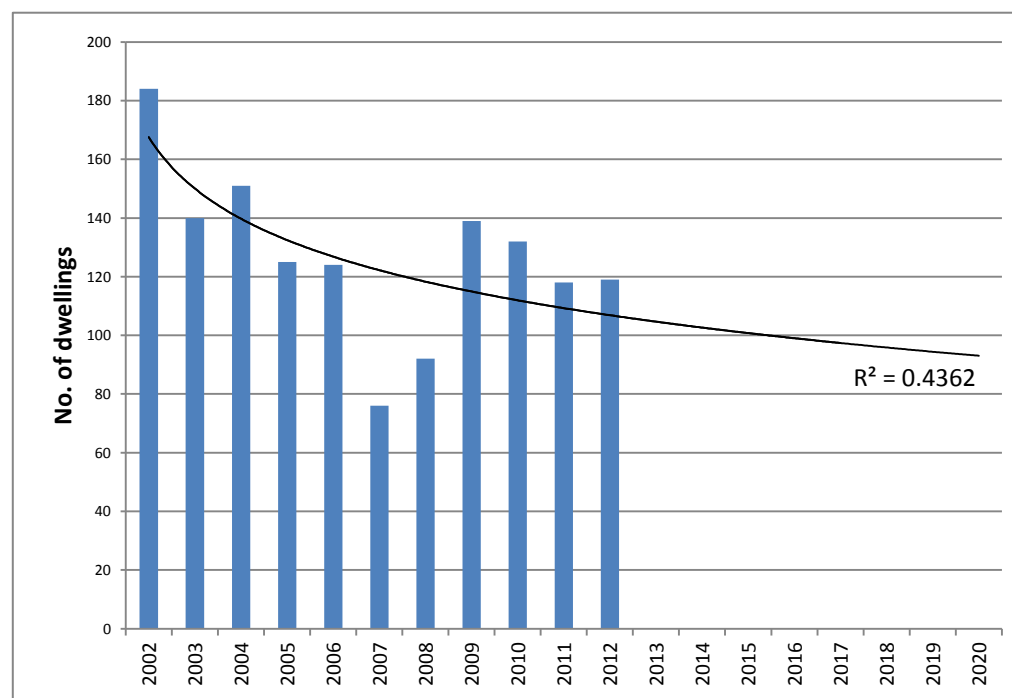


Table 2: Forecast no. of dwellings arising from planning consents for 5 or fewer dwellings, 2013 - 2020

Year	Forecast dwellings consented
2013	105
2014	103
2015	101
2016	99
2017	97
2018	96
2019	94
2020	93

- 5.8. The trend indicates that the supply of windfall sites has been decreasing slowly, but that at least c.90 units could come forward each year to 2020 (i.e., approximately the first half of the Development Plan period). Of course, in the end, windfall sites may come forward that are larger than 5 dwellings, or indeed that more or less of the Island's housing requirement may be met by windfall sites, or in turn that not all of the sites identified may come forward. However, the Environment Department considers that up to 60 dwellings annually (up to 20% of the total 300 required) is a conservative and reasonable figure for the amount of dwellings that can be relied upon as windfall supply to help meet the housing target, based on analysis of past trends. On this basis, the SHLAA includes a windfall allowance in the 5 year land supply of between 150 to 300 dwellings, as set out in Table 1.

6. Review of the Assessment

- 6.1. The assessment was continually reviewed during the preparation process, in line with the SHLAA Methodology. This was done to monitor indicative supply of housing land; incorporate additional information generated from site surveys; and provide an overall 'sense check' of the assessment.

Local Centres

- 6.2. The initial iterations of the SHLAA indicated that there would be a sufficient capacity within and around Main Centres to meet the housing target and SLUP requirements, and that there would be no need to allocate sites for housing development within Local Centres. This is supported by the housing land supply information set out in Table 1. The SLUP Spatial Strategy seeks to concentrate development within and around Main Centres, and in Local Centres to only provide limited development to enable community growth and the reinforcement of sustainable centres. These factors, coupled with the absence of robust information on the level and type of housing provision that would be appropriate to each Local Centre, led the Environment Department to not include detailed assessments of individual Local Centre sites within the SHLAA. Information submitted to the Call for Sites relating to sites within and around Local Centres is instead used to inform the 'Identifying Main Centre Boundaries, 2014' and 'Identifying Local Centre Boundaries, 2014' reports and the process for defining Local Centre boundaries in the draft Plan. It should be noted that even though sites within Local Centres will not be allocated in the draft Plan, sites within Local Centre boundaries could potentially come forward as windfall development should they accord with the policies of the Island Development Plan.
- 6.3. As such, the SHLAA provides information on individual sites within and around the Main Centres of St Peter Port (referenced as 'SPP') and St Sampson / Vale (references 'SSV'). Site specific information for sites in Capelles (referenced 'CA'), Cobo (referenced 'CO'), Forest (referenced 'F'), L'Aumone (referenced 'LA'), L'Islet (referenced 'LI'), St Martins (referenced 'SM') and St Peters (referenced 'SP') is not included in the SHLAA. A list of the sites which were submitted through the Call for Sites within and around Local Centres is set out in Appendix 7.

Broad Areas of Search

- 6.4. The Key Messages, Issues & Options public consultation (August 2013) indicated that 'Broad Areas of Search' would be identified in the draft Plan. Broad Areas of Search are general locations or areas where development is considered suitable over the longer term (e.g. the second phase of the Island Development Plan) but that would not be released for development until sufficient housing need is demonstrated.
- 6.5. As the SHLAA was being prepared the Environment Department took the position that it wished to avoid the long-term identification of land that would only be released if there is sufficient need, as this could prejudice the potential of that land for use for other purposes. A similar approach to this had been taken in previous development plans, however it did not provide the flexibility sought by the SLUP as the mechanisms for releasing the land presented difficulties and led to significant delays.
- 6.6. The SLUP requires the Environment Department to ensure that a minimum 5 year land supply is effectively made, and before the end of that 5 year period, to review the housing policies in the Island Development Plan. This is in order to assess the appropriate scale of provision required for the remaining duration of the Plan at that time rather than to make long term predictions (SLUP Policy SLP13). To support this approach, the SLUP also requires quarterly and annual monitoring of housing supply. In this context, the Environment Department took the position that it would be more appropriate to identify additional land for housing as and when monitoring data indicated this would be required, rather than attempting to identify Broad Areas of Search now in anticipation of changes in housing need and land supply. As such the scope of the SHLAA was amended and Broad Areas of Search are not here assessed.
- 6.7. All of the sites submitted through the Call for Sites and assessed through the SHLAA will be retained and re-assessed in future SHLAA updates. In this way future versions of the SHLAA will provide sufficient information to enable the Department to identify additional sites as and when required over the entire period of the Island Development Plan.

Glossary

Achievability: The development of a site can be considered achievable if there is a reasonable prospect that the site could be developed by a particular date. This is essentially a judgement on the economic viability of the development proposed, and the capacity of a developer to viably complete and dispose of the scheme over a certain period, including with regard to any phasing.

Availability: A site can be considered available for development when there is a reasonable degree of confidence that there are no legal, control or ownership problems which would inhibit the site being developed by a certain date. This can relate to problems arising from multiple ownerships, life interests, site assembly or 'ransom strips', sales, covenants, tenancies or operational requirements of landowners, other legal issues, etc.

Best & Most Versatile Agricultural Land (BMV): The Guernsey Soil Classification 1988 classifies and grades soil on the Island. Land in the top three grades of soil classification represent the areas considered to be the Islands 'Best & Most Versatile' land ('BMV') for agricultural purposes.

Broad Areas of Search: These are general locations or areas where development is considered suitable over the longer term. They act as strategic reserves of housing land to be brought forward for development if required.

Brownfield land: Also known as previously developed land. Land which is, or was, occupied by a permanent building or structure and infrastructure such as roads. It also includes land within the curtilage of an existing building. It does not include land used for agricultural or horticultural purposes, fortifications, or sites where a structure is disused and now forms an integral part of the open landscape.

Call for Sites: The Call for Sites formed part of the Key Messages Issues & Options stage public consultation in 2013. It provided an opportunity for residents, landowners, and organisations to suggest land in Guernsey which is, in principle, available for development over the next 10 years. Sites had to fit with the States agreed spatial strategy, which is set out in the Strategic Land Use Plan.

Constraints: Constraints can arise on grounds of suitability, availability and achievability such as infrastructure provision, fragmented land ownership or changes to policy. Measures to overcome constraints could be on- or off-site measures, and be required by the site owner or other parties. In each case the Department will make assessment, in light of available information, if the identified constraints can be overcome and the site can be relied upon for land supply.

Deliverable: Whether a site can be considered to be suitable, available and achievable within the next five years.

Developable: Whether a site can be considered to be suitable but may become available by a certain date

Greenfield: Open land that is not developed other than for agricultural, horticultural or outdoor recreation or informal leisure and recreation purposes. Glasshouses are regarded as being Greenfield sites as they are required to be treated as agricultural land under the Land Planning and Development

(Guernsey) Law, 2005.

Housing Allocation: Housing Allocations are sites which are identified in the draft Plan to be used for housing development including ancillary complementary development.

Housing Target Area (HTA): In the Urban Area Plan, Housing Target Areas ('HTAs') are reserves of land that may be needed in the future to accommodate major new housing and other forms of development in accordance with an approved Outline Planning Brief. There are 5 HTAs in the UAP.

Strategic Housing Land Availability Assessment (SHLAA): The Strategic Housing Land Availability Assessment (SHLAA) is a systematic way of appraising sites that may be appropriate for housing, which can then help to identify and maintain a supply of housing land going forward. Carrying out the assessment is best practice in other jurisdictions, but has not been done before for Guernsey. It is effectively a 'stock check' of the supply of potential development sites on Guernsey.

Strategic Housing Land Availability Assessment Methodology 2014: The purpose of this paper was to set out the proposed approach to preparing the actual SHLAA. Responses to the draft Methodology made during the 2013 Key Messages Issues & Options public consultation and the responses to a peer review of the 2013 draft informed the SHLAA methodology and influenced the process for assessing sites and identifying housing land supply. The Methodology sets out the proposed SHLAA preparation process including key issues relating to the way sites will be assessed and housing land supply identified.

States Asset Management Plan (SAMP): The objective of the Strategic Asset Management plan is to provide a better service to the public and to make cost savings by selling off some States-owned properties and making better use of the retained accommodation. In the SHLAA, States sites that are likely to come forward under SAMP in the first 5 years of the Island Development Plan are termed 'SAMP 1 – 5'; States sites that are likely to come forward under SAMP in the second 5 years of the Island Development Plan area termed 'SAMP 6 – 10'.

Suitability: A site can be considered suitable if it offers a suitable location for development and would contribute to the creation of sustainable, mixed use communities. Suitability relates mainly to the physical attributes of the site and the location, and the planning policies relevant to the area.

Tree Protection Order (TPO): A Tree Protection Order is a written order made by the Environment Department of the States of Guernsey which, in general, makes it an offence to cut down, lop, top, prune, cut or compact the roots or the ground level of the root area, uproot, wilfully damage or wilfully destroy a tree without the permission of the Environment Department.

Windfall sites: Windfall sites are undesignated sites that come forward for development during the Island Development Plan period which are not specifically identified in the Island Development Plan for that purpose, but for which policies exist to support its provision.

Appendix 1: Suitability, availability and achievability criteria

Theme	Criteria	Indicator
SLUP SPATIAL STRATEGY	Within or around the edge of a Main Centre	Generally within the Call for Sites boundaries, Urban Area Plan boundary, or Urban Area Plan Settlement Area
	Within or around the edge of a Local Centre	Within or within 10m of the Call for Sites boundary
	Strategic Opportunity Site	Yes/no
CFS REQUIREMENT	Site size	Equal to or greater than 1,011 m2
TRANSPORT ACCESSIBILITY	Road access	Distance to inter-harbour route
		Distance to traffic priority route
		Distance to local circulation route
		Distance to neighbourhood route
	Access to car parking	Distance to public car park
	Access to public transport	Distance to bus route (winter timetable)
		Distance to bus stop
	Access to footpath network	On site survey
	Access to cycle network	On site survey
ACCESS TO SERVICES & FACILITIES	Access to commercial and retail core within St Peter Port and the Bridge	Distance to Central Area as defined in the Urban Area Plan
	Access to day to day shopping	Distance to Local Centre as per Call for Sites
	Access to education facilities	Distance to primary school
		Distance to secondary school
ACCESS TO EMPLOYMENT	Access to employment opportunities	Distance to 'Central Area' of Town
		Distance to 'Central Area' of the Bridge
		Distance to existing industrial areas (Key Industrial Areas)
		Distance to existing employment areas by type as per the Employment Land Study
		Distance to Princess Elizabeth Hospital
PROVISION OF SERVICES TO THE SITE	Access to mains sewerage	Within 10m of an existing or planned sewer main
	Access to mains water	Within 10m of an existing or planned water main
	Access to mains electricity	Within 10m of an existing or planned mains electricity network
	Access to mains gas	Within 10m of an existing or planned mains gas network

POTENTIAL IMPACT ON HERITAGE ASSETS	Impact on Protected Buildings	Protected Building onsite or on an adjoining land parcel
	Impact on Protected Monuments	Protected Monuments onsite or on an adjoining land parcel
	Impact on Conservation Areas	Within or adjacent to an existing Conservation Area
POTENTIAL IMPACT ON LANDSCAPE	Impact on areas of landscape character	Within an Area of High Landscape Value or Area of Landscape Value
	Impact on special trees	Tree Protection Order within or adjacent the site
POTENTIAL IMPACT ON BIODIVERSITY	Impact on a draft SSS and SNCI	Within or adjacent to a draft SSS or SNCI
RISKS TO DEVELOPABILITY OF SITE	Flood risk	Within the 1:100 flood risk area
	Health & safety	Within 150 m of a 'Development Proximity Zone'
	Contaminated land	Whether the site is contaminated
OTHER ENVIRONMENTAL CONSIDERATIONS	Soil/land	Whether the site is Best & Most Versatile Agricultural Land
		Whether the site is used for stone extraction
		Whether the site is a Brownfield /previously developed / vacant site?
	Water bodies	Water body/douit present
		Area used for water storage
	Proximity to population	School/nursing home/sheltered housing/hospital within 420 metres
AVAILABILITY	Is there a reasonable degree of confidence that there are no legal, control or ownership problems which would inhibit the site being developed by a certain date?	Is there evidence of potential restrictions to development in terms of ownership or control? (e.g. multiple or contested ownership, life interests, optionees, site assembly or ransom strips, sales, covenants, tenancies or operational requirements of landowners, other legal issues such as other agreements, leases, covenants, or occupants)
		Is there evidence the owners have expressed an intention to develop or sell (e.g. planning applications, pre-planning consultations, Call for Sites submission, sale / marketing), including for what use and when

		Is there clear evidence that the site is not available for sale or development
ACHIEVABILITY	Is there a reasonable prospect that the site could be developed by a particular date?	What market factors and issues affecting demand are evident? (e.g. economic viability, level of potential market demand and projected rate of sales (particularly important for larger sites), attractiveness of the locality, proposed and alternative uses in terms of land values, adjacent
		What general cost factors affecting viability are evident? ((e.g. those arising from site preparation, physical constraints, whether any exceptional works are necessary, relevant planning requirements, standards or obligations, finance, other constraints)
		What delivery factors are evident? (e.g. a developer's ability and capacity to deliver the development, including phasing, potential or likely delays, build-out rates (including likely earliest and latest start and completion dates), whether there is a single developer or several developers)

Appendix 2: Summary assessment of sites considered to currently be deliverable and/or developable

The following table sets out a summary of the assessment of each site within and around the Main Centres, including whether the site is considered to be deliverable or developable. For each site the table presents the site reference number, the site location, as well as the estimated number of dwellings that could be achieved on the site (this is presented as a range between lower and higher density yields). For each site the table also presents a summary of the site's suitability, availability, achievability and significant constraints. An explanation of the terms used in the assessment, such as 'nature conservation interest' or 'landscape character area' is given in the Glossary above and Appendix 6. Some site reference entries refer to entries elsewhere in the table; this occurs for example where a smaller site submitted through the Call for Sites is assessed as part of a larger landholding.

Site Ref.	Location	Est. lower yield	Est. higher yield
SPP001	Les Vieilles Terres, Havelet, St Peter Port, GY1 1BA	3	7
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. Site comprises an extensive garden associated with a dwelling to the east. Access to land to the south runs through the site. Residential development to the north, east and west; Greenfield lands to the south. Site is within an area of landscape character and a Conservation Area. There is a Protected Building to the west. C.40% of site is of nature conservation interest. Road frontage and shared access to a Neighbourhood Road; site also served by footpath access. Within walking distance of bus services and car parking. Site is also within walking distance of employment and the town centre. Site has access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> Boundary of site as proposed appears to include parts of adjacent site (A407530000).</p> <p><u>Constraints:</u> Access to land to the south runs through the eastern part of the site.</p>			
SPP004	La Rue de la Corbinerie, Oberlands, St Martin, GY4 6SW	8	12
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. Greenfield site with gentle slope from south to north. Residential development to north, south, east and west. Site is BMV, with BMV to east and west. Road frontage and access to north (Neighbourhood Road). Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP009	Ideal Furnishings, Le Bordage, St Peter Port, GY1 1HP	21	35
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. 'Ideal Furnishings' site; buildings on site are predominantly in retail use. Site is within a</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
	<p>Conservation Area and the majority of structures on site are Protected Buildings. Mixed retail, office and residential uses surround the site. The site has road frontage and pedestrian access on three sides (1 Traffic Priority Route and 2 Neighbourhood Roads), with the main vehicular access from the Traffic Priority Route to the south. Site within walking distance of bus stops and car parking. Site within the retail and employment areas of St Peter Port and is also within walking distance of primary school facilities. The site has access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> Protected buildings on site will affect the development potential of the site. This has been taken into account in estimating the yield of dwellings achievable on the site.</p> <p><u>Constraints:</u> Protected buildings on site will affect the development potential of the site.</p>		
SPP010	Bougourd Ford / Fuller House, The Grange, St Peter Port, GY1 3LB	15	20
	<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. Bougourd Ford (Employment Land Study site reference Ref G11). Site comprises a car storage and parking area which relates to a car sales / mechanics business adjacent to the north. The Employment Land Study considered the site could be lost from the employment land portfolio. The site is within a Conservation Area; three Protected Buildings are in close proximity to the south and west. Residential development to the north, south and west, with a hotel to the east. Access to the site is double width and appears to be shared. Egress visibility is restricted. Site is on a Traffic Priority Route and within walking distance of bus stops and car parking. Site is within walking distance of primary and secondary school facilities, as well as retail and employment areas in the retail core of Town. The site has access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available between years 3 to 6.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>		
SPP011	Land at Belgrave Lane, near Victoria Avenue, St Sampsons	-	-
	See SSV120a		
SPP012e	Site E / Pitronnerie Road / La Vrangue, St Peter Port, GY1 2TU	8	12
	<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Site is Greenfield and in a landscape character area. Residential development to the south and east, Greenfield to the west, with industrial development to the north. Site has dual road access and road frontage to a Traffic Priority Route, as well as footpath access. Site is within walking distance of primary school facilities and employment areas. Site has access to mains gas and sewerage.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available immediately. Land currently rented however termination of tenancy requires only 3 months notice.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>		

Site Ref.	Location	Est. lower yield	Est. higher yield
SPP018	Old Guernsey Tobacco Factory, Route de la Ramee, St Peter Port, GY1 2ET	-	-
See SPP0096			
SPP021	Saumarez Lodge, Queens Road, St Peter Port, GY1 1PU	45	80
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. Large Greenfield site, with agricultural buildings on-site. Site is within a landscape character area, with steep topography across the site. A small area at the east of the site is excluded from the site as submitted through the Call for Sites. Residential development to the north, east and west; Government House to the south. There are two Protected Buildings adjacent the site to the northwest and southwest, with a Conservation Area adjacent to the west and north. Site has dual vehicular access and road frontage to the east and west (Traffic Priority Route and Neighbourhood Road respectively) including footpath access. Bus services and car parking within walking distance. Primary and secondary education facilities within walking distance. Local shopping facilities and employment within walking distance. Site has access to mains sewerage, gas and water.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available immediately. Dwelling adjacent to the north appears to be owned by the party submitting the subject site, but is not included in the site submitted.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP025	A1 Distributors Yard & Arndale House, St Georges Esplanade, St Peter Port, GY1 3GR	13	25
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. Warehouse development on-site. Site faces Belle Greve Bay (to northeast), and slopes south to north, with C.20% of site (northern part) within a flood zone. Residential development to south, with mixed commercial & residential to east and west. The site is within a Conservation Area. Site has dual access and road frontage (including footpath access), to the Inter-harbour Route and a Neighbourhood road. Bus services and car parking within walking distance. Local shopping facilities and employment areas within walking distance. Access to mains sewerage, gas and water.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p> <p><u>Constraints:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed. Japanese knotweed on part of site, currently being treated to eradicate.</p>			
SPP026	Crewkerne, Le Foulon, St Peter Port, GY1 1YS	2	6
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. Irregularly shaped site with a dwelling on-site. Residential development to the south, east and</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
	west, with hotel staff accommodation associated with the St Pierre Park Hotel to the north. Road access and frontage (Neighbourhood Road) to the south east. Local shopping facilities and employment within walking distance. Access to mains water, sewerage and gas. <u>Availability</u> : Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years. <u>Achievability</u> : No known market, cost or delivery factors inhibiting the development of the site. <u>Constraints</u> : No known constraints to development.		
SPP028	Woodlands, Rocquettes Road, St Peter Port, GY1 1XR	1	4
	<u>Summary assessment</u> : Site considered to be deliverable. <u>Suitability</u> : Site within / around St Peter Port Main Centre. Site forms part of the garden of a large dwelling to the east. Residential development to the north, south (Les Granges De Beauvior), east and west. Site is of nature conservation interest, with significant tree growth on site. Conservation Area to the west. Vehicular access is taken through the remainder of the larger residential landholding to the east, from Rocquettes Road. The site has dual road frontage (at the junction of a Traffic Priority Route and Neighbourhood Road), as well as access to footpaths. Primary education facilities and employment within walking distance. Access to mains water, sewerage and gas. <u>Availability</u> : Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years. <u>Achievability</u> : No known market, cost or delivery factors inhibiting the development of the site. <u>Constraints</u> : Access to site is through the remainder of the residential landholding to the east, however this may not inhibit the delivery of development.		
SPP029	Le Mont Durant, Ville au Roi, St Peter Port, GY1 1NX	7	24
	<u>Summary assessment</u> : Site considered to be deliverable. <u>Suitability</u> : Site within / around St Peter Port Main Centre. Site contains BMV and is within a landscape character area. There is a dwelling on site, with c.70% of the site being the attendant large garden. Residential development to north, south and east; Greenfield to the west. Long, single width shared access from the southwest (Neighbourhood Road). Bus services and car parking within walking distance. Employment within walking distance. <u>Availability</u> : Site proposed through the Call for Sites as being available for housing development immediately. <u>Achievability</u> : No known market, cost or delivery factors inhibiting the development of the site. <u>Constraints</u> : No known constraints to development.		
SPP030	Le Grand Arculon, Mont Arrive, St Peter Port	36	92
	<u>Summary assessment</u> : Site considered to be deliverable. <u>Suitability</u> : Site within / around St Peter Port Main Centre. Site is Greenfield and landscape character area, with c.5% of the site to the east being of nature conservation interest. Site has sloping topography and there are sea views from the site and surrounding area. Residential development to the north, south, east and west; Greenfield also to the east. Site has road access and frontage (Traffic Priority Route). Bus services and car parking within walking distance. Local shopping, primary education and employment within walking distance. Access to mains sewerage, water and gas.		

Site Ref.	Location	Est. lower yield	Est. higher yield
<p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP033	Les Ozouets Vinery, Les Ozouets, St Peter Port	42	112
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site partly around St Peter Port Main centre, adjacent the built up area. Large (Les Ozouets', 4.6Ha) site mainly comprising mainly Greenfield land, including 3 derelict vineries, as well as a dwelling and farm buildings. Footes Lane sports facility to the west, a school to the south (Link Centre specialist school), and residential development and Greenfield sites to the north, south and east (the housing to the east is sheltered housing). Road access and frontage to the north (Traffic Priority Route). Bus services and car parking within walking distance. Local shopping, secondary education and employment within walking distance. Access to mains sewerage, water and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available immediately. Site proposed for specialist housing.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP034	Uplands, St Jacques, St Peter Port, GY1 1SP	4	8
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. There is a dwelling on-site, with residential development to the north, south, east and west. Site is within a Conservation Area, with Protected Buildings to the west, and across the road to the north. Site has vehicular access and road frontage to the north (a one-way Local Circulation Route). Access to the site is relatively steep. Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available immediately. Call for Sites submission notes that the purchase of the site is underway.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> Call for Sites submission notes that the existing dwelling on-site is to be demolished.</p>			
SPP035	Les Amballes Lodge, Les Amballes, St Peter Port	1	4
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. There is a dwelling on-site, with residential development to the north, east and west; Greenfield (Les Cotils) to the south. Steep topography on-site. The dwelling is a Protected Building and located within a Conservation Area, which also extends to the east. C.70% of site is of nature conservation interest and also a landscape character area. Road access and frontage to the east (Neighbourhood Road). Local shopping facilities and employment within walking distance. Access to mains sewerage, water and gas.</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
<p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> Protected buildings on site will affect the development potential of the site. This has been taken into account in estimating the yield of dwellings achievable on the site.</p> <p><u>Constraints:</u> Protected buildings on site will affect the development potential of the site.</p>			
SPP036	Field at La Vigne, Guelles Road, St Peter Port	5	34
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. C.60% of the site is Greenfield and a landscape character area, with a dwelling on the remainder of the site. Residential development to the east and northwest; Royal Air Force Association Club to the south, and Greenfield to the north and west. Long, single width access from a one way road (Traffic Priority Route, with footpath access). Bus services and car parking within walking distance. Primary education and employment within walking distance. Access to mains water.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market or cost factors inhibiting the delivery of the site, however the long, single width access may constrain the development potential of the site.</p> <p><u>Constraints:</u> Long, single width access may constrain the development potential of the site.</p>			
SPP038	Field at Maurepas Road, St Peter Port	-	-
See SPP103			
SPP039	Site at Route Isabelle, Route Isabelle, St Peter Port, Field at Maurepas Road, St Peter Port	7	18
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. Open air storage on site, and the site is within a landscape character area. Residential development to north and west; Greenfield land to the north and a cemetery to the south. BMV to the east, with a landscape character area continuing to the east and south across Greenfield land. Vehicular access and road frontage to the south (a Neighbourhood Road). Bus services within walking distance. Local shopping facilities and employment within walking distance. Access to mains sewerage.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP040	Land at La Vrangue, La Vrangue, St Peter Port	-	-
See SPP096			
SPP043	Valnord Lane, Green Lanes & Rozel Road, St Peter Port	14	36
<u>Summary assessment:</u> Site considered to be deliverable.			

Site Ref.	Location	Est. lower yield	Est. higher yield
<p><u>Suitability:</u> Site within / around St Peter Port Main Centre. Site is a Greenfield site within a landscape character area. Site is irregularly shaped, being effectively two sites. There is a strong slope across the site, which overlooks some adjacent dwellings. Residential development to the north, south, east and west. Triple road frontage (Local Circulation Routes), which includes a single access onto a one-way road. Bus services and car parking within walking distance. Employment services within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP051	College Of Further Education, Route Des Coutanchez, St Peter Port	-	-
See SPP096			
SPP052	Field at La Vrangue, Route des Coutanchez, St Peter Port	20	40
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main centre. The site is a Greenfield site within a landscape character area. The site is adjacent La Vrangue HTA. Residential development to the northeast and southeast; Greenfield land to the north and east (also forming part of a landscape character area); Greenfield also to the west (redundant vinery land and a large waterbody within the HTA land); the College of Further Education to the south (also HTA land). Area of nature conservation interest across the road to the east. Road frontage and access to the east (Traffic Priority Route). Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP056	Sir John Leale House, Guelles road, St Peter Port	8	14
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Sir John Leale House (a storage and distribution centre). Site was identified in the Employment Land Study as having potential for redevelopment for non-employment uses. Site is of irregular shape with 2 long, narrow vehicular accesses. There is a data centre to the north and west; Residential development to northeast, east, and south east; a school to the south; and residential development also to south west. Site has no road frontage, but as above has 2 vehicular accesses, to the east and west. Access to a one way system (Traffic Priority Route) to the east, and to a Traffic Priority Route to the northwest (both offering footpath access). Bus services and car parking within walking distance. Primary education facilities and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> The existing accesses may restrict development potential however the site is considered to be deliverable.</p> <p><u>Constraints:</u> Long, narrow accesses may restrict development potential. Small area of land within site is in separate control.</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
SPP057	Field at Guelles Road, St Peter Port	21	39
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around St Peter Port Main Centre. Greenfield site within a landscape character area. Residential development to east and south; a school to the north; and Greenfield land to the west, also lying within a landscape character area. Site has dual road frontage with footpath access; there is a Local Circulation Route to the north and a one way system (a Traffic Priority Route) to the east. There is a public pedestrian access through the site. Bus services and car parking within walking distance. Primary education facilities and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP058	Town Arsenal, Arsenal Road, St Peter Port	12	24
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre (site is assessed as including site SPP059). Site comprises the fire station and associated parking. Site is within a Conservation Area, and both buildings on-site are Protected Buildings. Multiple Protected Buildings to the north and west. There is a cemetery to the east (also an area of nature conservation importance); residential development to the north and west; and open space to the south (including Victoria Tower, a Protected Monument). Site has dual road frontage (a Local Circulation Route to the east and a Neighbourhood Road to the south) but vehicular access is only onto the one-way Arsenal Road, to the south (two accesses). Pedestrian access is available from the south and east, including footpath access. Primary and secondary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> Protected buildings on site will affect the development potential of the site. This has been taken into account in estimating the yield of dwellings achievable on the site.</p> <p><u>Constraints:</u> Protected buildings on site will affect the development potential of the site.</p>			
SPP059	Town Arsenal, Arsenal Road, St Peter Port	-	-
See SPP058.			
SPP064	Odeon car park, Upland Road, St Peter Port	14	18
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Currently a public carpark (Odeon / Monument Gardens car park, 184 spaces). Residential development to north, south and west; office development to east. Strong slope across site. Site and surrounding area within a Conservation Area, with a Protected Building to the southeast. Road frontage on four sides, multiple vehicular accesses to north, south and east (Neighbourhood Road to north,</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
	<p>south and west and a Local Circulation Route to the east). Footpath access on four sides. Bus services within walking distance. Primary and secondary education facilities and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> The impact of restrictive covenants has been taken into account in assessing the development potential of the site.</p> <p><u>Constraints:</u> Site is subject to covenants which restrict the development potential of the site, however these restrictions have been taken into account in estimating the potential number of dwellings achievable on the site.</p>		
SPP066	Education offices, Grange, St Peter Port	4	9
	<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Annex building as part of Education Department offices on site. Site adjacent to SPP067 forms the remainder of the Education Department offices and is located to the south. Development potential could be considered together. Residential development to north, east and west; offices to south. Site and surrounding area within Conservation Area, with Protected Buildings to north, east and west. Double width vehicular access to the north (Traffic Priority Route), shared with site SPP067, but alone the site offers narrow road frontage. Bus services and parking with walking distance. Local shopping facilities, primary & secondary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>		
SPP067	Education offices, Grange, St Peter Port	12	23
	<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Education office (Protected Building) on site; the adjoining site (Ref SPP066) forms the remainder of the Education Department offices and is located to the north. Development potential could be considered together. Residential development to north, east and west; offices to north and south; school to the south and a church car park to the east. Site and surrounding area within Conservation Area, with Protected Buildings to north, south, east and west. Double width vehicular access to the north (Traffic Priority Route, shared with SPP066). Road frontage but no vehicular access (Neighbourhood Road) to the south; however the church carpark adjacent to the east is accessible through the site which in turn offers access to La Couperderie (one-way). Bus services and parking with walking distance. Local shopping facilities, primary & secondary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> Protected buildings on site will affect the development potential of the site. This has been taken into account in estimating the yield of dwellings achievable on the site.</p> <p><u>Constraints:</u> Protected buildings on site will affect the development potential of the site. Potential right of access to the church carpark adjacent to the</p>		

Site Ref.	Location	Est. lower yield	Est. higher yield
east should be clarified.			
SPP073	Rue Margarite, St James Street, St Peter Port	12	23
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Irregularly shaped site, almost 2 separate sites. Vacant plot used for car parking. Road frontage to north and northwest. School across road to northwest; Offices to north, east and southeast; residential to southwest; mixed residential and commercial to west. Site is within a Conservation Area, with Protected Buildings to north, east, south east and west. Bus services and car parking within walking distance. Main Centre facilities within walking distance. Primary and secondary education facilities and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> The shape of the site and its location at the junction of College St and St James St may constrain the development of the site, however the site is still considered to be deliverable.</p> <p><u>Constraints:</u> The shape of the site and its location at the junction of College St and St James St may constrain the development of the site.</p>			
SPP075	Police Station, Hospital Lane, St Peter Port	36	50
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Island Police station on-site. Residential development to the north and east, offices to the south and St Julian's Plantation (public open space) to the west. The majority of buildings are Protected, with Protected Buildings also to the north. Site and surrounding area within a Conservation Area. Dual road frontage (Neighbourhood Routes), with three vehicular accesses (Le Truchot and 2 on Hospital Lane which is single width and one-way) with additional pedestrian accesses (Hospital Lane and Le Truchot). Main centre shopping facilities, primary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> Protected buildings on site will affect the development potential of the site. This has been taken into account in estimating the yield of dwellings achievable on the site.</p> <p><u>Constraints:</u> Protected buildings on site will affect the development potential of the site.</p>			
SPP076	States Income Tax, 2 Cornet Street, St Peter Port	-	-
See SPP111			
SPP095	Braye Lodge Hotel, Clos du Ruettes Brayes	10	20
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Site known as 'Braye Lodge Hotel', and comprises a lodging house and associated car parking. Relatively steep topography across site, north to south. Residential to the north, west and east of the site, with Greenfield land to the south which forms</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
	<p>part of a landscape character area. Access and road frontage to a Traffic Priority Route. Access to services and employment opportunities within walking distance. Site served by mains water and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>		
SPP096	Land at La Vrangue, La Vrangue, St Peter Port	176	330
	<p><u>Summary assessment:</u> C.72% of the site is considered to be deliverable (Balmoral Vinery and La Vrangue Manor / Lodge). Two parts are considered developable (Old Tobacco Factory, College of Further Education). La Bordage is not currently considered deliverable or developable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Site comprises a number of landholdings and uses. South western portion of the site: industrial and office development (The Old Tobacco Factory, submitted through the Call for Sites as reference SPP018 which was also assessed through the Employment Land Study). Southeast portion of the site: La Vrangue Manor & La Vrangue Lodge comprise a former manor house and attendant building largely in residential use, most of which are Protected Buildings. Northeast portion of the site: College of Further Education. Northwest portion of the site: comprises a residential dwelling, 'La Bordage'. Central and northern part of site: this is the main body of the site and comprises a vinery which is in the process of being cleared (Balmoral Vinery). It includes a large waterbody, with a small landscape character area (c.700 sqm) in the northern part. Beyond the site, the land is predominantly Greenfield to the north (also a landscape character area), northeast and northwest (which is also a landscape character area, and includes a farm and some residential development); there is residential development, an industrial area, and the Guernsey Post distribution centre to the south; Residential and Greenfield to east (an area of nature conservation importance and a landscape character area); and there is Residential development to the west. The site has road frontage on three sides, all Traffic Priority Routes - La Vrangue, Route des Coutanchez and Route de la Ramee, noting that La Vrangue is of restricted width in parts. There are multiple accesses and potential access points but there are 5 main accesses to the site. Bus services and car parking are within walking distance. Primary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> C. 90% of site is considered to be available, being proposed through the Call for Sites as SPP018, SPP040 and SPP051 or assessed as part of planning applications FULL/2011/1834 and FULL/2011/0799 (these planning applications cover the three areas along the south-eastern boundary adjacent La Vrangue Manor / Lodge). The dwelling known as La Bordage (the area to the west) was not proposed through the Call for Sites, nor were two small pockets of land, one within the central part of the site, and one at the north-eastern corner. Balmoral Vinery and La Vrangue Manor / La Vrangue Lodge are available for development immediately. Tenants at the Old Tobacco Factory have leases in excess of 5 years remaining. The dwelling to the north-west 'Le Bordage' was not submitted through the Call for Sites as development of the site is restricted by covenant. The College of Further Education is within SAMP 5 to 10 years.</p> <p><u>Achievability:</u> There are three large glasshouses on-site (Balmoral Vinery); these are due to be cleared by the current owner, alongside other, older glasshouses which have been cleared or are in the process of being cleared. There is a right of access to Balmoral Vinery from La Vrangue through Balmoral Estate.</p>		

Site Ref.	Location	Est. lower yield	Est. higher yield
<p><u>Constraints:</u> There are three large glasshouses onsite; these are due to be cleared by the current owner, alongside other, older glasshouses which have been cleared or are in the process of being cleared. La Vrangue Lodge and Manor and attendant buildings are Protected Buildings.</p>			
SPP097	Land at Elizabeth Avenue (opposite Roseville and adjacent Sydney Vane House), Admiral Park, St Peter Port	40	81
<p><u>Summary assessment:</u> Sites considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Site in 2 parts and represent the remaining undeveloped portions of land at Admiral Park Mixed Use Redevelopment Area (MURA). Northern site: Site used for open-air storage. Residential to north and west; retail across road to south (Waitrose); multi-storey car parking to east. Neighbourhood Road to south, from which access is taken. Bus services and car parking within walking distance. Local shopping facilities and employment within walking distance. Access to mains water, sewerage and gas. North-western site: Site used for informal open-air storage. Residential to south (Protected Building) and west; stacked car-park associated with Waitrose to east; retail development across road to north. Dual road frontage (Traffic Priority Route to west and Neighbourhood Road to north Access from west). Bus services and car parking within walking distance. Local shopping facilities and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Sites to north-west and north of former Mixed Use Redevelopment Area. North-western site: Outline Planning consent previously granted (OP/2009/3581) for a residential development. Northern site: Outline Planning Permission OP/2012/0143 for residential, office, retail, hotel and leisure facilities.</p> <p><u>Achievability:</u> Site has planning consent and there are no known issues that would inhibit the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP103	Land at Maurepas Road, St Peter Port	6	9
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Development of the majority of the site (c.6,250 sqm) was recently completed. This was in accordance with the Development Brief adopted for the site in June 2005. Part of the site (submitted through the Call for Sites as site SPP038, c.1,400 sqm) to the east was left undeveloped (described as 'important open space' to be retained, as part of the Development Brief), however was not designated for protection in the UAP and does not appear to be accessible from neighbouring residential development. This area was proposed though the Call for sites (SPP038) for housing and is the only part of the larger site that is here assessed. Residential development to north (incl. Guernsey Housing Association, under construction), south and west (the remainder of the Maurepas Road DB); Greenfield (Amherst School pitches) to the east. An area of nature conservation importance is across the road to the south. Road access and frontage to the south, onto the open side of a bend on a one-way road (Local Circulation Route). Primary school facilities and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> Site indicated as 'important open space' as part of the Maurepas Road Development Brief, June 2005.</p> <p><u>Constraints:</u> No known constraints to development.</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
SPP104	Land at Les Petites Fontaine, Les Petites Fontaine, St Peter Port	5	8
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Development of site (5,200 sqm), with eastern half (2,800 sqm) recently completed in accordance with the Development Brief. Part of the site (c.2,400 sqm) to the west was left undeveloped. Regarding the undeveloped portion of the site, there is residential development to north, south (predominantly garden, with the garden of a Protected Building to the south west), east and west. Road access and frontage to the north onto a single width, one-way road (Local Circulation Route). Public transport and parking within walking distance. Education facilities, shopping and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP109	Former Priaulx Garage Site & Les Oberlands. St Peter Port	20	23
<p><u>Summary assessment:</u> Site considered to be developable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. The draft Development Brief for the site is not complete. Residential development to north, south, east and west. Road frontage and access to south (Neighbourhood Road). Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site not proposed for housing development through the Call for Sites or planning application process.</p> <p><u>Achievability:</u> Existing residential development on-site.</p> <p><u>Constraints:</u> Existing residential development on site.</p>			
SPP111	Albany Site, South Esplanade, St Peter Port	5	14
<p><u>Summary assessment:</u> Site considered to be developable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Site comprises buildings in multiple ownerships and uses: The Albany Building (predominantly retail and office), the Tax office (office use, site reference SPP076) which fronts onto South Esplanade, and Kincross Housing (south western quarter, 4 residential units). The Development Brief for the site is currently in draft form. Within Conservation Area. South Esplanade and bus terminus to the east; mixed use (Protected Buildings) to the north and south, residential to the west. Dual road frontage (Neighbourhood Roads, to east and west). Bus services and car parking within walking distance. Main centre and local shopping facilities, primary & secondary education and employment within walking distance. Access to mains water, sewerage and gas. See SPP072</p> <p><u>Availability:</u> 2 South Esplanade (Tax Office) was proposed for employment uses through the Call for Sites (SPP076). The remainder of the Development Brief site was not.</p> <p><u>Achievability:</u> There is a right of access from South Esplanade through to the Tax Office.</p> <p><u>Constraints:</u> No known constraints to development.</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
SPP112	Warry's Bakery, Le Grand Bouet, St Peter Port	12	20
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Former factory (Warry's Bakery, vacant). Residential development to north, south, east (part floodzone) and west; Greenfield (landscape character area, provisional Site of Special Significance & area of nature conservation importance) to northwest. Dual road frontage; Traffic Priority Route to south and Neighbourhood Road to west. Footpath access. Bus services within walking distance. Employment and shopping facilities within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site is vacant. Outline Planning application for 18 dwellings refused April 2014.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP134	Kings Club, Kings Road, St Peter Port	5	10
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Site forms the eastern part of a sports & leisure complex (2 tennis courts) with ancillary uses (Kings Club) (although the entire Kings Club site is shown in Map 1). Tree Protection Order adjacent the driveway. Sports & leisure complex to north and west; residential (including a residential home) to south (part Conservation Area), and residential to the east and northeast. Access is from the southeast corner from a Local Circulation Route. Road frontage to the west and southwest. Bus services within walking distance. Primary and secondary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Permission refused in 2013 to remove 2 existing tennis courts and erect 13 apartments with underground car parking and construction of a new roadway.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SPP139	Land at Pitronnerie Road, St Peter Port	16	24
<p><u>Summary assessment:</u> Site considered to be developable.</p> <p><u>Suitability:</u> Site is within / around St Peter Port Main Centre. Pitronnerie Road. Greenfield site sloping downward from south to north in a landscape character area. Industrial and storage & distribution development to north; residential development to south and west; Greenfield to east (site of nature conservation interest) and northwest also a site of nature conservation interest) Road frontage to north, south and east (including road frontage to a Traffic Priority Route), vehicular access at south west corner. Footpath access. Site is within walking distance of primary education facilities and employment areas. Site has access to mains gas, sewerage and water.</p> <p><u>Availability:</u> Site not proposed for housing development through the Call for Sites or planning application process.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
<u>Constraints:</u> No known constraints to development.			
SSV004	Grosses Hougues, Salt Pans, St Sampson	2	6
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Largely Greenfield with two dwellings on-site. Site effectively in two parts. C.90% of site is of nature conservation interest. All of the site is within a landscape character area. Residential development to east; residential and commercial development to the west; large waterbody (former quarry) to south & southwest; Greenfield to south and north (the Saltpans Housing Target Area to the northeast and Saltpans Key Industrial Area to the northwest). Access to southern part of site is via an uphill lane, northern part has dual road frontage and access to a Neighbourhood Road. Access to the quarry is via the site. Bus services and car parking within walking distance. Main centre shopping facilities, employment and primary education facilities within walking distance. Access to mains water and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> Access to the quarry to the southwest is across the site, however this is not considered to undermine the development potential of the site.</p>			
SSV007	Camp Dolent, Route Des Coutures, Vale, GY3 5QU	8	17
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Greenfield site, within a landscape character area. Residential development to south (including a Protected Building), east and west (Development Brief); Greenfield to north (BMV & landscape character area). Land to the west is subject to the Rue de Tertre Development Brief 2004. Triple road frontage (Neighbourhood Road and Local Circulation Route) with access from the west via Tertre Lane, including access to footpaths. Bus services and car parking within walking distance. Main centre shopping facilities, primary school facilities and employment within walking distance. Access to mains sewerage, water and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SSV013	Pointues Rocques, St Claire Vinery, St Sampsons	-	-
See SSV123.			
SSV022	Vue Carriere, Saltpans Road, St Sampson, GY2 4LY	-	-
See SSV122.			
SSV024	La Pointe, Les Mares Pellees Lane, Vale	4	9
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Greenfield site. Residential to north (including a Protected Building); east (2 Protected</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
	Buildings); southeast (3 Protected Buildings); west (including a Protected Building); Braye Road Industrial Estate (Development Brief) to south. Double road frontage (Traffic Priority Route and Neighbourhood Road) with single width access from north. T-junction to west of site. Footpath access. Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas. <u>Availability</u> : Site proposed through the Call for Sites as being available for housing development immediately. <u>Achievability</u> : No known market, cost or delivery factors inhibiting the development of the site. <u>Constraints</u> : No known constraints to development.		
SSV025 a&b	Le Courtil de Derriere, Carriere Lane, Vale, GY3 5QJ	8	17
	<u>Summary assessment</u> : Site considered to be deliverable. <u>Suitability</u> : Site in two parts. Both within / around The Bridge Main Centre. Both parts are Greenfield and within a landscape character area. Southern part (SSV025a): Residential development to north (Protected Building), east and west; Greenfield (area of nature conservation interest and flood zone) to south; Le Coq du Nord (public house) to east. Dual road frontage (Traffic Priority Route and Neighbourhood Road, partly single width), footpath access, with vehicular access from north. Northern part (SSV025b): Large garden adjacent dwelling. Residential development to south, east and west; vinery (with glass) and Greenfield to north. Road frontage and access (shared with adjacent dwelling) to south (Neighbourhood Road, mostly single width). Bus services and car parking within walking distance of both parts. Assessment by Traffic Services Unit highlighted potential issues with the development of the site, depending on where the access is located. Employment within walking distance of both parts. Access to mains water, sewerage and gas. <u>Availability</u> : Site proposed through the Call for Sites as being available for housing development immediately. <u>Achievability</u> : Assessment by Traffic Services Unit highlighted potential issues with the development of the site, depending on where the access is located. <u>Constraints</u> : Assessment by Traffic Services Unit highlighted potential issues with the development of the site, depending on where the access is located.		
SSV027	Treetops, Saltpans Road, St Sampsons, GY2 4LY	-	-
	See SSV122.		
SSV030	Le Va, La Route du Braye, Vale, GY3 5PB	-	-
	See SSV121.		
SSV032	Land at Rue Jacques, Rue Jacques, St Sampsons	-	-
	See SSV122.		
SSV033	Franc Fief Vinery, Devonia Vinery, New Vinery and Plot 26 Robergerie Estate, Robergerie Road / Rue Queripel, St Sampsons	-	-
	See SSV122.		
SSV035a	Kenilworth Vineries (east), Salt Pans, St Sampson	-	-
	See SSV121.		

Site Ref.	Location	Est. lower yield	Est. higher yield
SSV035b	Kenilworth Vineries (east), Salt Pans, St Sampson	20	50
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Proposed through the Call for Sites as 'Saltpans Extension'. Greenfield, former vinery site. The site as submitted is adjacent to the west of SSV035a / SSV121 (Greenfield land currently designated as Saltpans HTA). Greenfield to west (upon which there is a Development Brief and planning consent for primarily industrial development), south, east and north; Residential to northeast, southwest and southeast. C.55% of site is floodzone. Area of nature conservation interest adjacent to north and south; land to north also of landscape character importance. Road frontage to south (Neighbourhood Road). Bus services and car parking within walking distance. Main centre shopping facilities, employment and primary education facilities within walking distance. Access to mains water and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p> <p><u>Constraints:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p>			
SSV036	Ideal Contractors Yard, Les Grandes Maisons Road, St Sampson	3	10
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Warehouse and parking on-site. Residential development to north, south and across the road to the west; industrial area to east. Site slopes west to east. Road frontage and access to west (Local Circulation Route), with parking area for neighbouring dwellings adjacent to south. Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SSV037	Franc Fief House, Salt Pans, St Sampson, GY2 4LY	-	-
See SSV122.			
SSV039	Land at rear of Sai Yan, Lowlands Road, Vale, GY3 5SZ	-	-
See SSV121.-			
SSV046	Duval Vinery, Le Murier, St Sampson, GY2 4HQ	-	-
See SPP120c.			
SSV063	La Fontaine Farm, La Fontaine Farm, Vale Road, St Sampson's	4	11
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Site comprises a dwelling and ancillary buildings (2 Protected Buildings) with a large garden. Small part of site is of nature conservation interest (part of a larger area of nature conservation interest extending to the east). Residential to north, south</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
	and west; large water body to east. Access and road frontage to west (Traffic Priority Route). Bus services and car parking within walking distance. Primary education facilities and employment within walking distance. Access to mains water, sewerage and gas. <u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately. <u>Achievability:</u> Protected buildings on site will affect the development potential of the site. This has been taken into account in estimating the yield of dwellings achievable on the site. <u>Constraints:</u> Protected buildings on site will affect the development potential of the site.		
SSV064	St Clair Vinery (southern part), Rue Des Pointues Rocques, St Sampson	-	-
	See SSV123.		
SSV066	Richmond House & Fleur de Lys, Bas Courtils Road, St Sampson	2	4
	<u>Summary assessment:</u> Site considered to be deliverable. <u>Suitability:</u> Site is within / around the Bridge Main Centre. Site comprises parts of 2 garden sites to rear of 2 residential units. Residential development to east and west (Protected Building to southwest); public open space to north (Delancey Park, area of nature conservation interest, and landscape character area); road and foreshore to south. Single width accesses to the site through two existing dwellings adjoining to the south, of which the site forms part, from the Inter Harbour Route. Bus services and car parking within walking distance. Primary education and employment within walking distance. Access to mains water. <u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years. <u>Achievability:</u> Single width access may constrain development potential of the site. <u>Constraints:</u> Single width access may constrain development potential of the site.		
SSV067	Lydda, Route des Coutures, Vale	1	3
	<u>Summary assessment:</u> Site considered to be deliverable. <u>Suitability:</u> Site is within / around the Bridge Main Centre. Garden site to rear of dwelling (Protected Building). Residential development to north (Protected Building), south (including a Protected Building), east and west. Dual road frontage to east and west; access to dwelling and rear of site from east (Local Circulation Route); potential access to rear of site from shared circulation area to west. Bus services and car parking within walking distance. Main centre shopping, primary education and employment within walking distance. Access to mains water, sewerage and gas. <u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately. <u>Achievability:</u> Protected buildings on site will affect the development potential of the site. This has been taken into account in estimating the yield of dwellings achievable on the site. <u>Constraints:</u> Protected buildings on site will affect the development potential of the site.		
SSV068	La Bailloterie, Bailloterie Lane, Vale, GY3 5HA	10	20

Site Ref.	Location	Est. lower yield	Est. higher yield
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site within / around The Bridge Main centre. Greenfield site within a landscape character area. C.40% of site is flood zone. Residential development to southeast, east (incl. Protected Building) and west; Greenfield to north, north east (BMV) and northwest; industrial to the southeast (Development Brief). Road frontage to south and access to south (Traffic Priority Route) and east (Neighbourhood Road). Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p> <p><u>Constraints:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p>			
SSV069	Site off La Route du Braye, Vale	2	4
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Greenfield / former vinery site with shed on-site. C.66% of site in flood zone. Petrol filling station and residential development to the north, east and west; industrial development to south (which is part of the Saltpans Key Industrial Area which extends to the south and west); Greenfield to southeast and southwest. Owner proposes one third of site for housing and two thirds for vehicle car parking for light industry. Road frontage and access to north (Traffic Priority Route). Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p> <p><u>Constraints:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p>			
SSV071	Cleveleys, La Route du Braye, Vale	5	22
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Site known as Cleveley's Vinery. Site comprises residential development, redundant inery (c.50% of site, to east) and other Greenfield land (to west). C.85% of site is floodzone with land to south, east and west also floodzone. Residential to north (including a Protected Building), east, and west (Protected Building to northwest); Greenfield to south (land has planning permission and a Development Brief for industrial development, due south, and Redundant Vinery, to southeast) and east (area of nature conservation interest and landscape character area). Road frontage and access to north (Traffic Priority Route). Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p> <p><u>Constraints:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed. Japanese knotweed on part of site, currently being treated to eradicate.</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
SSV072	Rue de Tertre/Braye Road, Vale	14	40
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Large, irregularly shaped site (which is largely covered by the Rue du Tertre Development Brief, mix of Greenfield and Brownfield land. Existing residential development on-site (c.9 units, Call for Sites submission proposes to retain two existing dwellings on-site), including a protected Building (Le Tertre). There are c.6 no. Tree Protection Orders on-site. Landscape character area to the north and northwest. Residential development to north, south, east and west. Protected Buildings to south and west. Road frontage on 4 sides (Traffic Priority Route and Neighbourhood Road) with footpath access and vehicular access from north. (Neighbourhood Road, mostly single width). Bus services and car parking within walking distance. Employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development immediately.</p> <p><u>Achievability:</u> Existing dwellings, Protected Building and TPO on site may inhibit development at higher density scenario. These factors have been taken into account in estimating the potential dwelling yield of the site.</p> <p><u>Constraints:</u> Existing dwellings, Protected Building and TPO on site may inhibit development at higher density scenario.</p>			
SSV073	Southern Comfort, Rue Jacques, St Sampsons	-	-
See SSV122.			
SSV079	St Claire Vinery (northern part), Rue Des Pointes Rocques, St Sampsons	-	-
See SSV123.			
SSV080	Land west of Rue Des Mont, St Sampson	2	3
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Greenfield site. Site is almost entirely an area of nature conservation interest (which extends to the west) with significant tree growth on-site. Residential development to north, east and south; school to northeast; and greenfield to west. Road frontage to east (Neighbourhood Road) with frontage to a lane to the north. Bus services and car parking within walking distance. Primary education facilities and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> The site is largely of nature conservation interest which may constrain the development potential of the site.</p> <p><u>Constraints:</u> The site is largely of nature conservation interest which may constrain the development potential of the site.</p>			
SSV081	Land south of Waters Rocq, off Rue Des Monts, Delancey Road, St Sampsons	5	12
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Greenfield. Majority of site is of nature conservation interest with significant tree growth on-site. Residential development to north, south and west; greenfield to east. No road frontage; the existing access is single width to a Neighbourhood Road</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
	<p>to the south, however appears to cross the access to a nearby clos of houses. Bus services and car parking within walking distance. Primary education facilities and employment within walking distance.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> The site is largely of nature conservation interest which may constrain the development potential of the site. The existing access arrangements may restrict the development of the site.</p> <p><u>Constraints:</u> The site is largely of nature conservation interest which may constrain the development potential of the site. The existing access arrangements may restrict the development of the site.</p>		
SSV082	Russells building & workshop, Delancey Hill, St Sampsons	3	6
	<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Education buildings on-site (was St Sampsons secondary school, now used by College of Further Education), part of Delancey Campus College of Further Education to the north. Residential development to west; Delancey Park (a public open space) extends to south and southeast (area of nature conservation interest and landscape character area). Road frontage and access to east Pieds de Monts / Delancey Park, single width). Bus services and car parking within walking distance. Primary education facilities and employment within walking distance. Access to mains water and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>		
SSV083	St Sampsons Secondary School, Delancey Hill, St Sampsons	18	36
	<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Education buildings on-site (site was St Sampsons secondary school, now used by College of Further Education), main part of Delancey Campus College of Further Education (remainder to south, SPP082). Residential development and open space (part area of nature conservation interest) to west; Delancey Park (a public park and area of landscape character) abuts the site to east and southeast (part area of nature conservation interest and a landscape character area); and St Sampsons Infants School and sports facilities to north. Road frontage and access to west to Rue des Monts (Neighbourhood Road, single width). Bus services and car parking within walking distance. Employment within walking distance. Access to mains water and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>		
SSV084	St Sampsons Infants school, Delancey Hill, St Sampsons	7	10

Site Ref.	Location	Est. lower yield	Est. higher yield
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Education building (former St Sampsons Infants School). Delancey Campus College of Further Education to south and east; residential development to west; Delancey Park, a public open space adjacent the site to the north (also a landscape character area). Road frontage and access to west to Rue des Monts (Neighbourhood Road, single width). Bus services and car parking within walking distance. Primary education facilities and employment within walking distance. Access to mains water and gas.</p> <p><u>Availability:</u> Site proposed through the Call for Sites as being available for housing development in the next 1 to 5 years.</p> <p><u>Achievability:</u> No known market, cost or delivery factors inhibiting the development of the site.</p> <p><u>Constraints:</u> No known constraints to development.</p>			
SSV090	Fountain Cottage, Vale Road St Sampson	-	-
See SPP120c			
SSV091	Burma, Vale Road, St Sampson	-	-
See SPP120b			
SSV092	Calabar, Vale Road, St Sampson	-	-
See SPP120b			
SSV093	Springfield, Marais (in rear), St Sampson	-	-
See SPP120a&b			
SSV094 – SSV100 & SSV102	Various sites at Belgrave Vinery	-	-
See SPP120a			
SSV120a	Belgrave Vinery (land north of Victoria Avenue, Phase 1 of Belgrave Vinery HTA)	75	193
<p><u>Summary assessment:</u> Site considered to be developable on account of the detailed investigation of, and likely costs arising from, contamination, remediation and floodrisk on the site.</p> <p><u>Suitability:</u> Site comprises c.61% of an existing reserve of housing land (Phase 1 of the Belgrave Vinery HTA). Site is within / around the Bridge Main Centre. Site primarily comprises a large area of mainly Greenfield land and land associated with open air storage. There is a vehicle storage and processing facility in the south of the site, as well as two dwellings. There is a Guernsey Electricity substation and the Belgreve Flats complex in the south east of the site. There is a large waterbody in the eastern part of the site. Majority of the site (c.93%) submitted through the Call for Sites as SSV093 (part), SSV094, SSV095, SSV096, SSV097, SSV098, SSV099, SSV100, SSV102, and SPP011; 5 no areas (c.7% of the site) were not subitted through the Call for Sites (2 dwellings, the Belgreve flat complex, Guernsey Electricity sub-station and a carparking area associated with La Tonnelle House offices). C.53% of site is floodzone (mainly in the western and eastern parts of the site). Greenfield to west (also part floodzone, part nature conservation interest and partly a landscape character area) and north (including the remainder of the Belgrave Vinery land; predominantly residential to east and south. Multiple accesses and potential accesses to the south and south west (Local Circulation Route), and south east (Inter Harbour Route). Bus services and car parking within walking distance. Primary education and employment within walking distance. Access to mains water, sewerage and gas.</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
<p>Availability: Majority of this site (c.93%) submitted through the Call for Sites with 5 no areas (c.7% of the entire site) not submitted through the Call for sites (as detailed above).</p> <p>Achievability: Detailed investigation of impact of floodrisk on the development potential of site required. The likely high infrastructure costs associated with drainage and utilities will be a significant factor in the viability of the site.</p> <p>Constraints: Detailed assessment of site in relation to contamination, remediation and floodrisk is required. There is a large waterbody on site which reduces the developable area.</p>			
SSV120b	Belgrave Vinery (land west of Vale Road, Phase 2 of Belgrave Vinery HTA)	69	120
<p>Summary assessment: Site considered to be developable on account of the detailed investigation of, and likely costs arising from, contamination, remediation and floodrisk on the site.</p> <p>Suitability: Site comprises c.12% of an existing reserve of housing land (Phase 2 of the Belgrave Vinery HTA). Site is within / around the Bridge Main Centre. Site comprises a large area of mainly Greenfield land and some areas associated with open air storage. All of this area submitted through the Call for Sites as SSV091, SSV092 and SSV093 (part). C.89% of site is flood zone, which extends to adjacent land. The remainder of the Belgrave Vinery HTA land extends to the north west and south west; an open air storage yard adjacent to the northwest (SSV120c, partly floodzone) which partly extends into the subject site; Greenfield to west (site SSV120c, also partly flood zone and partly an area of landscape character) and south west (site SSV120a, also partly part flood zone). Predominantly residential to east (including a Protected Building adjacent the northern-most access). Two accesses to the west (Local Circulation Route). Bus services and car parking within walking distance. Primary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p>Availability: All of this site was submitted through the Call for Sites as SSV091, SSV092 and SSV093 (part).</p> <p>Achievability: Detailed investigation of impact of floodrisk on the development potential of site required. The likely high infrastructure costs associated with drainage and utilities will be a significant factor in the viability of the site.</p> <p>Constraints: Detailed assessment of site in relation to contamination, remediation and floodrisk is required. There is a large waterbody on site which reduces the developable area.</p>			
SSV120c	Belgrave Vinery (land south of Le Murier, Phase 3 of Belgrave Vinery HTA)	89	165
<p>Summary assessment: Site considered to be developable on account of the detailed investigation of, and likely costs arising from, contamination, remediation and floodrisk on the site.</p> <p>Suitability: Site comprises c.27% of an existing reserve of housing land (Phase 3 of the Belgrave Vinery HTA). Site is within / around the Bridge Main Centre. Site comprises a large waste storage & processing facility; a Greenfield area to the south together with a cleared vinery site to the north. Majority of the site (c.75%) was submitted through the Call for Sites as SSV046 and SSV090; 3 no areas (c.25% of the site) were not submitted through the Call for sites (the access road to the waste storage & processing facility; a shed in the north-east of the site, and the large Greenfield area to the south). C.45% of site is flood zone (mainly in the southern parts of the site). There is Greenfield land to north west, west (which is also part flood zone, part area of nature</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
<p>conservation interest and partly an area of landscape character), south and southeast (which is also the remaining land of Belgrave Vinery and is also part flood zone). Predominantly residential to the east and north. Road frontage to northeast (Local Circulation Route) with two accesses to the east (Local Circulation Route). Bus services and car parking within walking distance. Primary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Majority of this site (c.75%) submitted through the Call for Sites with 3 no areas (c.25% of the site) were not submitted through the Call for Sites, as detailed above.</p> <p><u>Achievability:</u> Detailed investigation of impact of floodrisk on the development potential of site required. The likely high infrastructure costs associated with drainage and utilities will be a significant factor in the viability of the site.</p> <p><u>Constraints:</u> Detailed assessment of site in relation to contamination, remediation and floodrisk is required. There is a large waterbody on site which reduces the developable area.</p>			
SSV121	Saltpans, land west of Lowlands Road and south of La Route Du Braye	75	170
<p><u>Summary assessment:</u> Site considered to be deliverable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Site includes SSV030, SSV035a, and SSV039. Part of the site is being used for the outdoor storage of events equipment, which will need to be relocated; however, the part of the site in question would not appear likely to interfere with any access to other land or make any part difficult to develop. The site represents land currently designated as a strategic reserve of housing land (Saltpans HTA), including two small additional areas to the east and north east (parts of SSV030 and SSV039). The majority of the site was submitted as SSV035a (with site SSV035b comprising land immediately to the west, referred to as 'Saltpans Extension'). C.65% of site is Greenfield (partly under glass); c.10% comprises an open yard; and c.25% comprises a large waterbody. c.70% of site (northern portion) within flood zone. Residential to north, east, south and northwest; Greenfield land to west. Road frontage and access to south (Neighbourhood Road), with access also to north and east. Bus services and car parking within walking distance. Employment within walking distance. Access to mains water and gas.</p> <p><u>Availability:</u> Part of the area is being used for the outdoor storage of events equipment, which will need to be relocated. However, the land in questions would not appear likely to interfere with any access to other land or make any part difficult to develop. This area was not put forward for housing through the Call for Sites, nor does it have recent relevant planning history.</p> <p><u>Achievability:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p> <p><u>Constraints:</u> The risk of flooding and the necessary drainage arrangements will need to be carefully assessed.</p>			
SSV122	Franc Fief (land between Saltpans Road, Rue Queripel, Robergerie Road and Rue Jacques), St Sampsons	133	263
<p><u>Summary assessment:</u> Majority of site considered to be deliverable (91%), with remainder not considered to be deliverable or developable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre and comprises land designated as a strategic reserve of housing land known as Franc Fief HTA. Former vinery with disused and also cleared vinery sites and other Greenfield areas, as well as 3 dwellings on-site. Across the southern stretches of the site there is a significant slope from south to north. There is residential development to the north and west; Residential development and Greenfield land</p>			

Site Ref.	Location	Est. lower yield	Est. higher yield
	<p>to the south (which forms part of a landscape character area). There is an area of nature conservation interest and a landscape character area to the west and northwest, with some residential development. There is also a former quarry to the north west (also an area of nature conservation interest). There are also 2 areas of nature conservation interest and a landscape character area to the east. The site has road frontage on two sides (southeast and east - both Neighbourhood Roads, largely single width to the east), with 5 additional access points to north and west (each to a Neighbourhood Road). Bus services and car parking within walking distance. Primary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> C.91% of the site was proposed through the Call for Sites as SSV022, SSV027, SSV032, SSV033, SSV037 and SSV073; four areas (to the northeast and west) were not. Parts of SSV027 extend beyond the original HTA boundary.</p> <p><u>Achievability:</u> Existing vinery on site to be cleared. The suitability of the local road network must be assessed in detail.</p> <p><u>Constraints:</u> Existing vinery on site to be cleared. The suitability of the local road network must be assessed in detail.</p>		
SSV123	Pointes Rocques (land north of Rue Des Pointes Rocques), St Sampsons	55	138
	<p><u>Summary assessment:</u> Majority of site considered to be deliverable (97%), with remainder not considered to be deliverable or developable (see summary of availability, below).</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre and comprises land designated as a Strategic Reserve of Housing known as Pointes Rocques HTA. It is predominantly a vinery site with working and disused vineries on site, with other Greenfield areas and some office and residential buildings on site. There is a significant slope across the site, downward east to west. A dwelling and its grounds to the northwest of the main body of the site is also included as part of the site (coming forward through the Call for Sites as part of SSV079). Adjacent the site, there is a Greenfield area (landscape character area and part area of nature conservation interest) to the north; residential to the south, east and west (with a dwelling abutting the site at the northwest, which is also a Protected Building). Site has road frontage and access to the south (Neighbourhood Road, with a severe double bend). Bus services within walking distance. Primary education and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> C.97% of site was proposed through the Call for Sites as SSV013, SSV064 and SSV079. The main buildings on the site (office and residential use) were not put forward (c.3% of site area). However this is not expected to inhibit delivery and as such the site is considered to be deliverable.</p> <p><u>Achievability:</u> Existing vinery on site to be cleared. The suitability of the local road network must be assessed in detail.</p> <p><u>Constraints:</u> Existing vinery on site to be cleared. The suitability of the local road network must be assessed in detail.</p>		
SSV124	Leale's Yard (land west of The Bridge / Vale Avenue, south of La Route Du Braye, east of Lowlands Road and north of Nocq Road), St Sampsons	145	352
	<p><u>Summary assessment:</u> Site considered to be developable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre and comprises land currently identified for mixed use development (MURA). Large area (11ha) comprising multiple uses and landholdings in a prominent location within the Bridge Main Centre. C. 60% is flood zone. C.7 Protected Buildings on site, and part of the area to the southeast and east is a Conservation Area. The main parts of the site comprise: to the northwest, a mixed use commercial estate (c.1.8ha) anchored by the Cooperative Homemaker and industrial and storage & distribution uses; to the south, a largely disused industrial site</p>		

Site Ref.	Location	Est. lower yield	Est. higher yield
<p>(c.3ha); and to the northeast, a car sales & servicing business (c.1ha). Predominantly residential to north, south and west; with industrial uses and the marina to the east. Footpath access. Bus services and carparking within walking distance. Main centre shopping facilities and employment within walking distance. Road frontage to the north (Traffic Priority Route), south and west (Neighbourhood Roads) with the main road accessing the Bridge Main centre bisecting the site at the east (Traffic Priority Route and Inter Harbour Route). The accesses to the site are from the north, as well as access from the south and east. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> The availability of sites is mixed (the site was not proposed through the Call for Sites) and partly dependent on the relocation of existing businesses. Planning permission for retail-focused mixed use redevelopment was granted but lapsed in February 2014. As such the site is considered to be developable.</p> <p><u>Achievability:</u> Flood alleviation measures and drainage infrastructure are likely to be required.</p> <p><u>Constraints:</u> Potential areas of contaminated land within the area have been identified.</p>			
SSV126	Lands at Rue du Tertre, La Route Du Braye, Vale	-	-
See SSV072.			
SSV129	Land at Les Bas Courtils, Les Bas Courtils Road, St Sampsons	6	12
<p><u>Summary assessment:</u> Site considered to be developable.</p> <p><u>Suitability:</u> Site is within / around the Bridge Main Centre. Site comprises a Protected Building, with associated structures, also Protected. Residential development to east and west (including a Protected Building to southwest); public open space to north (Delancey Park, an area of nature conservation interest and a landscape character area); road and foreshore to south. Road frontage to south onto Inter Harbour Route. Bus services and car parking within walking distance. Primary education services and employment within walking distance. Access to mains water, sewerage and gas.</p> <p><u>Availability:</u> Site is not proposed for housing development through the Call for Sites or planning application process, however there is a Development Brief for the site.</p> <p><u>Achievability:</u> Large, prominent protected building on site.</p> <p><u>Constraints:</u> Large, prominent protected building on site.</p>			

Appendix 3: Copy of the site assessment form

2013 SHLAA Housing Site Survey Form
Site reference:
Surveyor:
Date:

Criteria	Notes (refer to 'site survey cues')
Existing site	
Access	
Neighbouring sites	North
	South
	East
	West
Other issues	

Criteria	Comment
Suitability	
Availability	
Achievability	
Constraints	

Appendix 4: Sites considered to not currently be deliverable or developable

The following table sets out the sites referenced 'SPP' St Peter Port and 'SSV' St Sampson / Vale that were not considered to be deliverable or developable, as well as the main reason why.

Site reference	Reason site not considered to be deliverable or developable.
St. Peter Port	
SPP002	Site is not considered to be within or around a Main Centre.
SPP003	Site is not considered to be within or around a Main Centre.
SPP005	Site is not considered to be within or around a Main Centre.
SPP006	Site is not considered to be within or around a Main Centre.
SPP007	Site is not considered to be within or around a Main Centre.
SPP008	Site is not considered to be within or around a Main Centre.
SPP012a	Site is not considered to be within or around a Main Centre.
SPP012b	Site is not considered to be within or around a Main Centre.
SPP012c	Site is not considered to be within or around a Main Centre.
SPP012d	Site is not considered to be within or around a Main Centre.
SPP012f	Site is not considered to be within or around a Main Centre.
SPP013	Site is not considered to be within or around a Main Centre.
SPP014	Site is not considered to be within or around a Main Centre.
SPP015	Site does not meet the size threshold.
SPP016	Site is not considered to be within or around a Main Centre.
SPP017	Site is not considered to be within or around a Main Centre.
SPP019	Site is not considered to be within or around a Main Centre.
SPP020	Site as proposed is unlikely to be acceptable for development in terms of traffic issues.
SPP022	Site is not considered to be within or around a Main Centre.
SPP023	Site as proposed is unlikely to be acceptable for development in terms of traffic issues.
SPP024	Site is not considered to be within or around a Main Centre.
SPP027	Site as proposed is unlikely to be acceptable for development in terms of traffic issues.
SPP031	Site not proposed for housing development.
SPP032	Site is not considered to be within or around a Main Centre.

Site reference	Reason site not considered to be deliverable or developable.
SPP037	Site is not considered to be within or around a Main Centre.
SPP041	Site is not considered to be within or around a Main Centre.
SPP042	Site is not considered to be within or around a Main Centre.
SPP044	Site is not considered to be within or around a Main Centre.
SPP045	Site is not considered to be within or around a Main Centre.
SPP046	Site is not considered to be within or around a Main Centre.
SPP047	Site is not considered to be within or around a Main Centre.
SPP048	Site is not considered to be within or around a Main Centre.
SPP049	Site is not considered to be within or around a Main Centre.
SPP050	Site is not considered to be within or around a Main Centre.
SPP053	Site not proposed for housing development.
SPP054	Site not available in years 1 to 5.
SPP055	Site not proposed for housing development.
SPP060	Site not available in years 1 to 5.
SPP061	See SPP060.
SPP062	Site not available in years 1 to 5.
SPP063	See SPP062.
SPP065	Site not proposed for housing development.
SPP068	Site not available in years 1 to 5.
SPP069	See SPP068.
SPP070	Site not available in years 1 to 5.
SPP071	See SPP068.
SPP072	Site not available in years 1 to 5.
SPP074	Site not proposed for housing development.
SPP077	Site not available in years 1 to 5.
SPP078	Site not available in years 1 to 5.
SPP079	See SPP078. Also an ELS site.
SPP080	Site not proposed for housing development.
SPP081	Site not proposed for housing development.
SPP082	Site not proposed for housing development.
SPP083	Site not proposed for housing development.

Site reference	Reason site not considered to be deliverable or developable.
SPP084	Site not proposed for housing development.
SPP085	Site not proposed for housing development.
SPP086	Site not proposed for housing development.
SPP087	Site not proposed for housing development.
SPP088	Site not proposed for housing development.
SPP089	Site not proposed for housing development.
SPP090	Site not proposed for housing development.
SPP091	Site not proposed for housing development.
SPP092	Site not proposed for housing development.
SPP093	Site not proposed for housing development.
SPP094	Site not proposed for housing development.
SPP098	Development of site largely completed.
SPP099	Development of site largely completed.
SPP100	Development of site largely completed.
SPP101	Development of site largely completed.
SPP102	Development of site largely completed.
SPP105	Development of site largely completed.
SPP106	Site is under construction.
SPP107	Development of site largely completed.
SPP108	Development of site largely completed.
SPP110	Development of site largely completed.
SPP113	Site not proposed for housing development through the Call for Sites or planning application process.
SPP114	Site not proposed for housing development through the Call for Sites or planning application process.
SPP115	Site does not meet the size threshold.
SPP116	Site does not meet the size threshold.
SPP117	Site has planning consent for residential development.
SPP118	Site not proposed for housing development through the Call for Sites or planning application process.
SPP119	Site not proposed for housing development through the Call for Sites or planning application process.
SPP120	Site does not meet the size threshold.
SPP121	Site not proposed for housing development through the Call for Sites or planning application process.
SPP123	Site not proposed for housing development through the Call for Sites or planning application process.

Site reference	Reason site not considered to be deliverable or developable.
SPP124	Site not proposed for housing development through the Call for Sites or planning application process.
SPP125	Site not proposed for housing development through the Call for Sites or planning application process.
SPP126	Site is not considered to be within or around a Main Centre.
SPP127	Site not proposed for housing development through the Call for Sites or planning application process.
SPP128	Site does not meet the size threshold.
SPP129	Site does not meet the size threshold.
SPP130	Site not proposed for housing development through the Call for Sites or planning application process.
SPP131	Site not proposed for housing development.
SPP132	Site not proposed for housing development through the Call for Sites or planning application process.
SPP133	Site not proposed for housing development through the Call for Sites or planning application process.
SPP135	Site not proposed for housing development through the Call for Sites or planning application process.
SPP136	Site not proposed for housing development through the Call for Sites or planning application process.
SPP137	Site not proposed for housing development through the Call for Sites or planning application process.
SPP138	Site not proposed for housing development through the Call for Sites or planning application process.
St. Sampson / Vale	
SSV001	Site is not considered to be within or around a Main Centre.
SSV002	Site is not considered to be within or around a Main Centre.
SSV003	Site is not considered to be within or around a Main Centre.
SSV005	Site is not considered to be within or around a Main Centre.
SSV006	Site is not considered to be within or around a Main Centre.
SSV008	Site does not meet the size threshold.
SSV009	Site is not considered to be within or around a Main Centre.
SSV010	Site is not considered to be within or around a Main Centre.
SSV011	Site is not considered to be within or around a Main Centre.
SSV012	Site is not considered to be within or around a Main Centre.
SSV014	Site is not considered to be within or around a Main Centre.
SSV015	Site is not considered to be within or around a Main Centre.
SSV016	Site is not considered to be within or around a Main Centre.
SSV017	Site is not considered to be within or around a Main Centre.
SSV018	Site is not considered to be within or around a Main Centre.

Site reference	Reason site not considered to be deliverable or developable.
SSV019	Site is not considered to be within or around a Main Centre.
SSV020	Site is not considered to be within or around a Main Centre.
SSV021	Site is not considered to be within or around a Main Centre.
SSV023	Site is not considered to be within or around a Main Centre.
SSV026	Site is not considered to be within or around a Main Centre.
SSV028	Site is not considered to be within or around a Main Centre.
SSV029	Site is not considered to be within or around a Main Centre.
SSV031	Site is not considered to be within or around a Main Centre.
SSV034	Site is not considered to be within or around a Main Centre.
SSV038	Site is not considered to be within or around a Main Centre.
SSV040	Site is not considered to be within or around a Main Centre.
SSV041	Site is not considered to be within or around a Main Centre.
SSV042	Site is not considered to be within or around a Main Centre.
SSV043	Site not proposed for housing development.
SSV044	Site is not considered to be within or around a Main Centre.
SSV045	Site is not considered to be within or around a Main Centre.
SSV047	Site is not considered to be within or around a Main Centre.
SSV048	Site is not considered to be within or around a Main Centre.
SSV049	Site is not considered to be within or around a Main Centre.
SSV050	Site does not meet the size threshold.
SSV051	Site is not considered to be within or around a Main Centre.
SSV052	Site is not considered to be within or around a Main Centre.
SSV053	Site is not considered to be within or around a Main Centre.
SSV054	Site is not considered to be within or around a Main Centre.
SSV055	Site is not considered to be within or around a Main Centre.
SSV056	Site is not considered to be within or around a Main Centre.
SSV057	Site is not considered to be within or around a Main Centre.
SSV058	Site is not considered to be within or around a Main Centre.
SSV059	Site is not considered to be within or around a Main Centre.
SSV060	Site is not considered to be within or around a Main Centre.
SSV061	Site is not considered to be within or around a Main Centre.

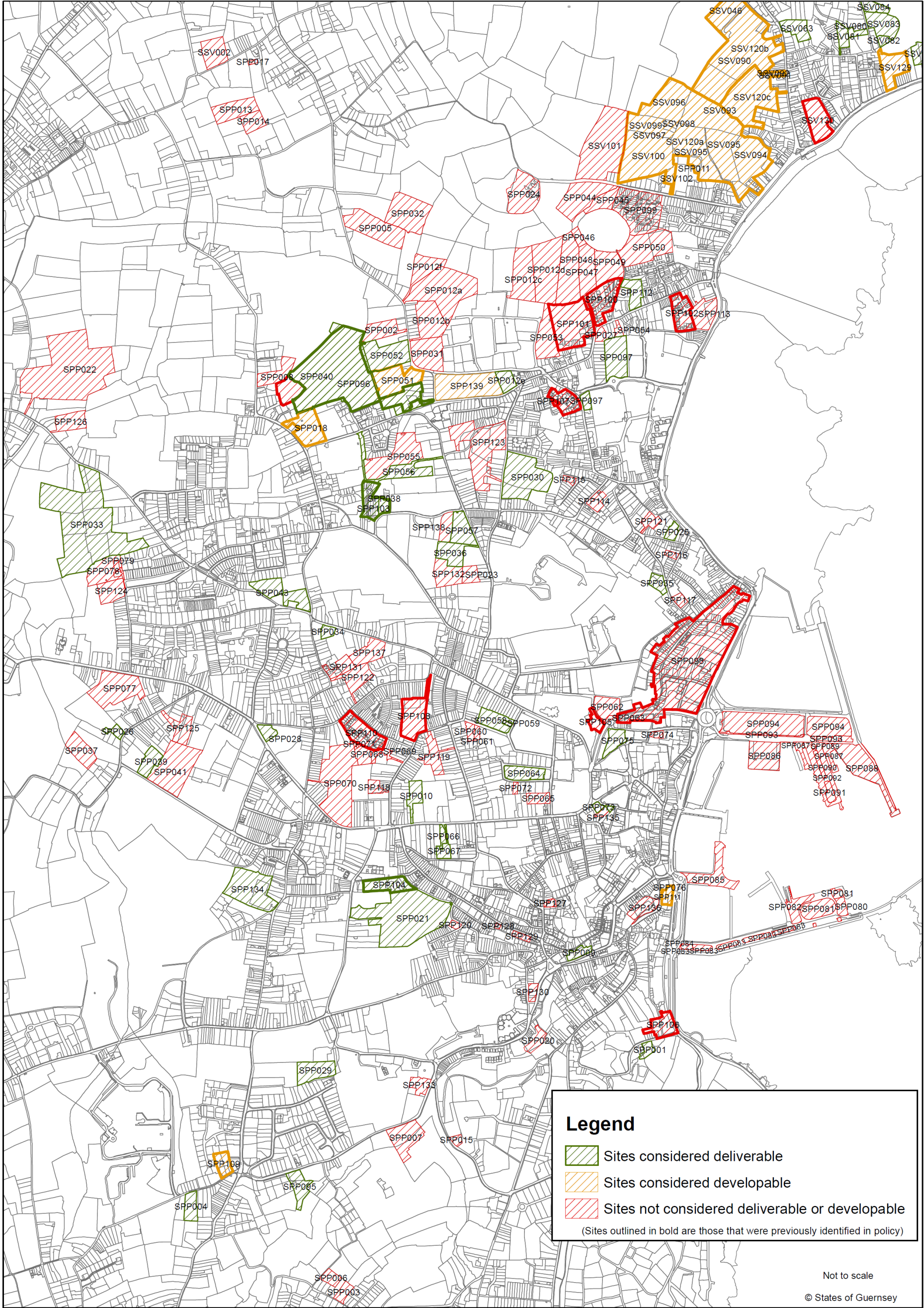
Site reference	Reason site not considered to be deliverable or developable.
SSV062	Site is not considered to be within or around a Main Centre.
SSV065	Site is not considered to be within or around a Main Centre.
SSV070	Site is not considered to be within or around a Main Centre.
SSV074	Site is not considered to be within or around a Main Centre.
SSV075	Site is within 150m Development Proximity Zone.
SSV076	Site not available in years 1 to 5.
SSV077	Site is not considered to be within or around a Main Centre.
SSV078	Site is not considered to be within or around a Main Centre.
SSV085	Site not available in years 1 to 5.
SSV086	Site not proposed for housing development.
SSV087	Site not proposed for housing development.
SSV088	Site not proposed for housing development.
SSV089	Site not proposed for housing development.
SSV101	Site is not considered to be within or around a Main Centre.
SSV103	Site not proposed for housing development.
SSV104	Site not proposed for housing development.
SSV105	Site not proposed for housing development.
SSV106	Site not proposed for housing development.
SSV107	Site not proposed for housing development.
SSV108	Site not proposed for housing development.
SSV109	Site not proposed for housing development.
SSV110	Site not proposed for housing development.
SSV111	Site not proposed for housing development.
SSV112	Site not proposed for housing development.
SSV113	Site not proposed for housing development.
SSV114	Site not proposed for housing development.
SSV115	Site not proposed for housing development.
SSV116	Site not proposed for housing development.
SSV117	Site not proposed for housing development.
SSV118	Site not proposed for housing development.
SSV119	Site not proposed for housing development.

Site reference	Reason site not considered to be deliverable or developable.
SSV125	Development of site largely completed.
SSV127	Site not proposed for housing development.
SSV128	Site not proposed for housing development.
SSV130	Site as proposed is unlikely to be acceptable for development in terms of traffic issues.
SSV131	Site not proposed for housing development.
SSV132	Site not proposed for housing development through the Call for Sites or planning application process.
SSV133	Site not proposed for housing development through the Call for Sites or planning application process.
SSV134	Site not proposed for housing development through the Call for Sites or planning application process.
SSV135	Site not proposed for housing development through the Call for Sites or planning application process.
SSV136	Site not proposed for housing development through the Call for Sites or planning application process.
SSV137	Site not proposed for housing development through the Call for Sites or planning application process.
SSV138	Site not proposed for housing development through the Call for Sites or planning application process.

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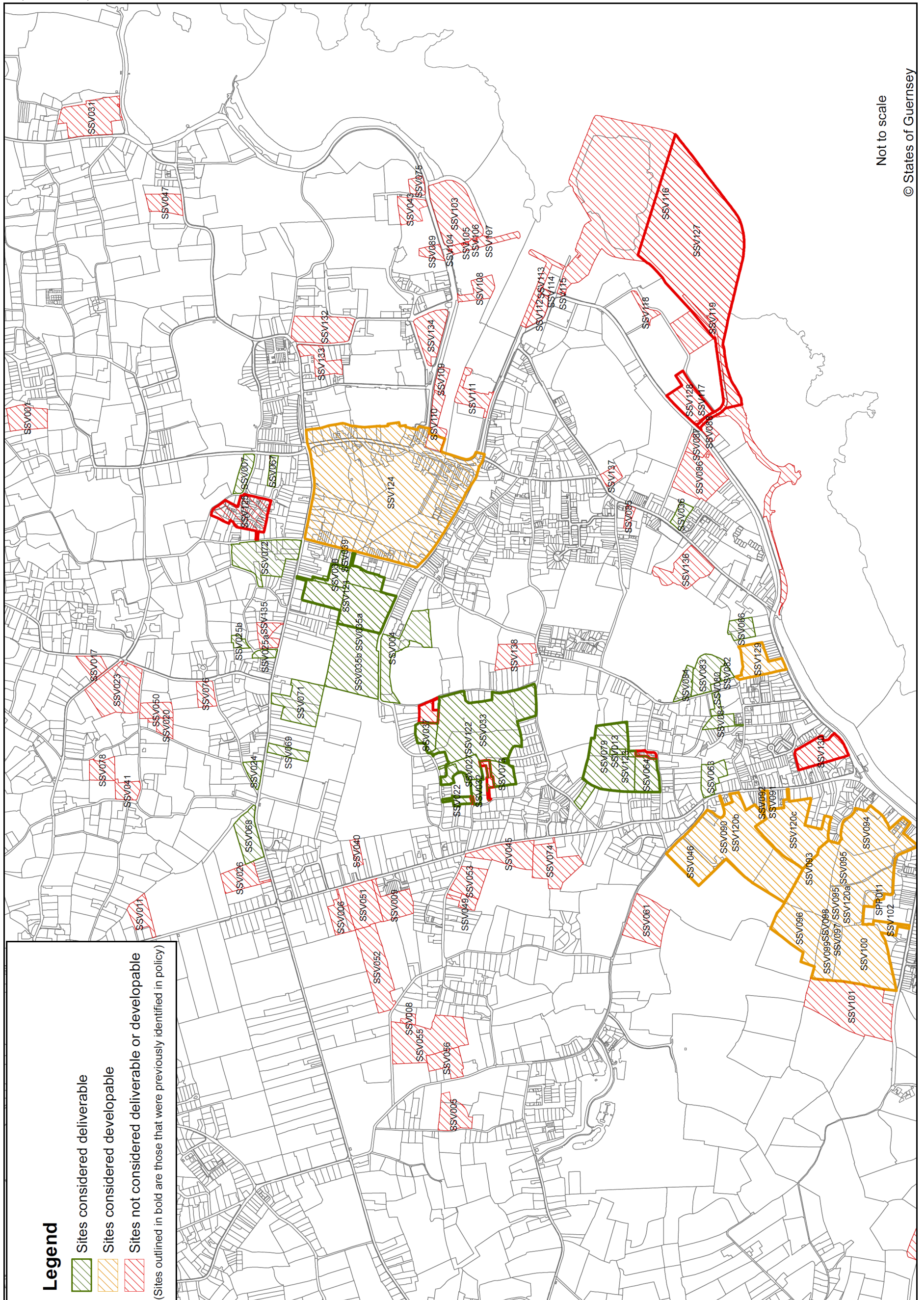
Appendix 5: Maps of sites

Map 1: St Peter Port



Appendix 5: Maps of sites

Map 2: St Sampson / Vale



Appendix 6: Assumptions

Set out below are the main assumptions made in the SHLAA:

Suitability: It was assumed that:

- **'Area of nature conservation interest'**: existing Sites of Nature Conservation Importance in the UAP were used as a proxy to denote areas that were of nature conservation, biodiversity or habitat interest. It was assumed that being within or adjacent to such areas may impact upon the design and layout of development. These areas were used for the purposes of the SHLAA whilst evidence relating to the management and protection of habitats and biodiversity in the draft Plan are prepared. It was assumed that draft Sites of Special Significance could not be developed.
- **'Area of landscape character'**: existing Areas of Landscape Value in the UAP were used as a proxy to denote areas that were of landscape character significance. It was assumed that being within or adjacent to such as area may impact upon the design and layout of future development. These areas were used for the purposes of the SHLAA whilst evidence relating to provisions for landscape management and protection in the draft Island Development Plan are prepared.
- **'Employment'** was taken to mean the main employment areas assessed by the Employment Land Study 2015.
- **'Flood zones'**: areas at risk of flooding (up to 1:100 year flood event as set out in the Guernsey Coastal Defences Flood Risk Assessment Studies 2012) could be developed although this may impact upon the layout of future development and potentially reduce the scale of development.
- **'Footpath and cycle access'**: if any of the roads adjacent to a site incorporated a footpath or cycle lane, the site was deemed to have footpath or cycle lane access.
- **'Protected Buildings'** could be subdivided but not demolished, and that proposals would seek to retain their curtilage. Protected Monuments and Protected Trees could not be removed.
- **Shopping and retail**: the commercial core of St Peter Port and the Bridge comprising the 'Central Area' of these centres defined in the UAP.
- **'Sites within or around a Main Centre'**: sites which were largely within 'the general location of Main Centres' indicated in the Call for Sites consultation supporting information, or within or adjacent to the existing UAP boundary or UAP Settlement Area was the starting point for assessing whether a site was considered to be 'within or around a Main Centre'; however such sites that were on the fringes of the 'general location of Main Centres', the UAP boundary, or UAP Settlement Area, in the opinion of the Environment Department, and that if developed would constitute a significant extension of the built form of the settlement, for example onto Greenfield lands, were generally not considered further. In the absence of defined settlement boundaries this approach was taken to strike a balance between assessing sufficient sites so as to ensure that a 5 year land supply could be secured, whilst remaining consistent with the SLUP, in particular Policies SLP15 and SLP18. These areas were used for the purposes of the SHLAA whilst evidence relating to defining the extent of the Main Centres in the draft Island Development Plan is prepared.

- **‘Utilities’:** only sites within 10m of a water, sewerage or gas mains were considered to have access to these utilities.
- **‘Walking distance’** was taken to be 420m and measured ‘as the crow flies’

Availability: A site was considered available for housing development if:

- It was put forward for housing development through the Call for Sites, regardless of the scale of development. It was also assumed that sites put forward through the Call for Sites as being available immediately and in years 1 to 5 would be available in the first period of the Development Plan, or if the site had an extant planning consent or planning application lodged within the last 3 years for housing development. This is regardless of which period in the Development plan it is identified for.
- It is identified for housing in existing policy (HTA, MURA, Outline / Local Planning Brief or Development Brief)

and there was no clear evidence to the contrary.

Achievability: Housing development on a site was assumed to be achievable if:

- There were no significant constraints or particular features of the site which would likely undermine the development of the site for housing.
- With regard to market demand, costs factors and development viability, on the basis of the evidence detailed in the report ‘The Use of Planning Covenants in the Delivery of Affordable Housing in Guernsey’, it was assumed that the development of a site for housing was achievable unless particular issues indicating the contrary were identified through the initial assessment of likely financial and economic viability of individual sites (paragraph 4.8 above).

Constraints: It was assumed that a site was free from constraints material to the successful development of the site for housing if none were evident from the Department’s assessment, for example being brought to the Department’s attention by the owner or other parties.

Yield: In assessing the yield for each site, it was assumed that:

- The development would complement the prevailing character in the area whilst seeking to increase densities
- At the lower yield, existing dwellings would be retained, but at the higher yield they would be redeveloped if they were not protected (for example, a Protected Building).
- the ground floor of developments within commercial areas would be used for non-residential purposes

Other site specific factors were taken into account on a case by case basis as required.

Appendix 7: List of sites submitted as being within or around Local Centres through the Call for Sites.

The tables below list the reference numbers of the sites within or around Capelles, Cobo, Forest, L'Aumone, L'Islet, St Martins and St Peters which were submitted through the Call for Sites.

Capelles (Capelles will not be proposed as a Local Centre in the draft Plan.)									
CA 001	CA 002	CA 003	CA 004	CA 005	CA 006	CA 007	CA 008	CA 009	CA 010
CA 011	CA 012	CA 013	CA 014	CA 015	CA 016	CA 017	CA 018	CA 019	CA 020
CA 021	CA 022	CA 023	CA 024	CA 025	CA 026	CA 027	CA 028a&b	CA 029	CA 030
CA 031	CA 032	CA 033	CA 034	CA 035	CA 036	CA 037	CA 038	CA 039	CA 040
CA 041	CA 042	CA 043	CA 044	CA 045	CA 046	CA 047	CA 048	CA 049	CA 050
CA 051	CA 052	CA 053	CA 054	CA 055	CA 056	CA 057	CA 058	CA 059	CA 060
CA 061	CA 062	CA 063	CA 064	CA 065	CA 066	CA 067	CA 068a&b	CA 069	CA 070
CA 071	CA 072	CA 073	CA 074	CA 075	CA 076	CA 077	CA 078	CA 079	CA 080
CA 081									

Cobo									
CO 001	CO 002	CO 003a&b	CO 004	CO 005	CO 006	CO 007	CO 008	CO 009	CO 010
CO 011	CO 012	CO 013	CO 014	CO 015	CO 016	CO 017	CO 018	CO 019	CO 020
CO 021	CO 022	CO 023	CO 024	CO 025	CO 026	CO 027	CO 028	CO 029	CO 030
CO 031	CO 032	CO 033	CO 034	CO 035	CO 036	CO 037	CO 038	CO 039	CO 040
CO 041	CO 042	CO 043	CO 044	CO 045	CO 046	CO 047	CO 048	CO 049	CO 050
CO 051									

Forest									
F 001	F 002	F 003a&b	F 004	F 005	F 006a&b	F 007	F 008	F 009	F 010
F 011	F 012	F 013	F 014	F 015	F 016	F 017	F 018		

L'Aumone									
LA 001	LA 002	LA 003	LA 004	LA 005	LA 006	LA 007	LA 008	LA 009	LA 010
LA 011	LA 012	LA 013	LA 014	LA 015	LA 016	LA 017	LA 018	LA 019	LA 020
LA 021	LA 022	LA 023	LA 024	LA 025	LA 026	LA 027	LA 028	LA 029	LA 030
LA 031	LA 032								

L'Islet									
LI 001	LI 002	LI 003	LI 004	LI 005	LI 006	LI 007	LI 008	LI 009	LI 010
LI 011	LI 012	LI 013	LI 014	LI 015	LI 016	LI 017	LI 018	LI 019	LI 020
LI 021	LI 022	LI 023	LI 024	LI 025	LI 026	LI 027			

St Martins									
SM 001	SM 002	SM 003	SM 004	SM 005	SM 006	SM 007	SM 008	SM 009	SM 010
SM 011	SM 012	SM 013	SM 014	SM 015	SM 016	SM 017	SM 018	SM 019	SM 020
SM 021	SM 022	SM 023	SM 024	SM 025	SM 026	SM 027	SM 028	SM 029	SM 030
SM 031	SM 032	SM 033	SM 034	SM 035	SM 036	SM 037	SM 028	SM 039	SM 040
SM 041	SM 042	SM 043	SM 044	SM 045	SM 046	SM 047			

St Peters									
SP 001	SP 002	SP 003	SP 004	SP 005	SP 006	SP 007	SP 008	SP 009	SP 010
SP 011	SP 012	SP 013	SP 014	SP 015	SP 016	SP 017	SP 018	SP 019	SP 020
SP 021	SP 022	SP 023	SP 024	SP 025	SP 026	SP 027N&S	SP 028	SP 029	SP 030