

STATES OF DELIBERATION

12th October, 2016

Proposition No. P2016/25

AMENDMENT

Proposed by: Deputy P T R Ferbrache

Seconded by: Deputy Merrett

Development & Planning Authority

**The Island Development Plan – Development & Planning Authority
Recommendations**

To insert at the end of the words in Proposition 1: “; but subject to the modification that Policy OC4 (see pages 116 - 118 of the Draft Island Development Plan at Appendix 1) shall be amended to read:

“New convenience retail development will only be permitted where:

- a it would result from the change of use of existing buildings located on, or within close proximity to, the coast and where the retail provision would support the recreational enjoyment of the coastal location; or**
- b. it is located at the Oatlands Village site (as recognised by the Development & Planning Authority as of 12th October 2016) and where the retail provision would support the continued viability of this site as a valuable tourist attraction for the island.**

Proposals for the creation of new comparison retail uses will not be permitted except at the Oatlands Village site (as recognised by the Development & Planning Authority as of 12th October 2016) and where the retail provision would support the continued viability of this site as a valuable tourist attraction for the island.

Proposals to extend, alter or redevelop existing retail premises Outside of the Centres will generally be supported where:

- a. it is located at the Oatlands Village site (as recognised by the Development & Planning Authority as of 12th October 2016) and where the retail provision would support the continued viability of this site as a valuable tourist attraction for the island; or**

- b. **development is of limited scale to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation; or,**
- c. **the existing convenience retail operation supports the recreational enjoyment of the coastal location; and**
- d. **in all cases there would not be an unacceptable adverse impact on the visual character and amenity of the locality.**

In all cases proposals must accord with all other relevant policies of the Island Development Plan.

Change of use away from comparison or convenience retail will be supported providing that the proposal accords with all other relevant policies of the Island Development Plan.”

and in consequence of the above modification, to amend Paragraphs 17.2.4, 17.2.5 and 17.2.6 as follows:

17.2.4 In accordance with the Strategic Land Use Plan, in order to preserve the open nature of the Island’s countryside and to support the economic and social roles of the Main and Local Centres, no provision has been made for new retail development outside the Main and Local Centres, except, in the case of properties located on the coast or within close proximity to the coastal area, through the change of use of existing buildings where the provision of a limited amount of convenience retail development would support the recreational enjoyment of the coast. Convenience retail uses include kiosks, cafes and restaurants. This would also satisfy the Strategic Land Use Plan in making the best use of existing land and buildings. In addition to this, convenience and comparison retail development will also be permitted at Oatlands Village where the retail provision would support the continued viability of this site as a valuable tourist attraction for the island.

17.2.5 Aside from the above exceptions, ... [as per text on page 117 of Appendix 1]

17.2.6 Small scale works to existing convenience and comparison retail premises Outside of the Centres, however, will generally be supported where this will be of a limited scale to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation, in order to not adversely affect the vitality of the Main Centres and Local Centres. More scope exists to extend and alter convenience retail operations in the coastal areas where this would support the recreational enjoyment of the coast for both Island residents and visitors. Extensions and alterations to convenience and comparison retail located at the Oatlands Village site (as recognised by the Development & Planning Authority as of 12th October 2016) will be permitted where this would support the continued viability of this site as a valuable tourist attraction for the island and would not adversely affect the vitality of the Main Centres and Local Centres.

Explanatory Note

This amendment seeks to support retail development at Oatlands Village that will support the continued viability of this site that also represents a valuable visitor attraction for the island.