

STATES OF DELIBERATION

31st October, 2016

Proposition No. P2016/25

AMENDMENT

Proposed by: Deputy J A B Gollop

Seconded by: Deputy D A Tindall

Development & Planning Authority

The Island Development Plan – Development & Planning Authority Recommendations

1. To insert at the end of the words in proposition 1 "but subject to the modifications that –

paragraphs 1.17, 3.3.1 and 10.1.2 of the Draft Island Development Plan (see Appendix 1 pages 12, 34 and 83 respectively which list the local centres) shall be amended to include after the word "Forest" the words "Forest West".
2. To amend the wording of Proposition 1 as amended by Amendment P.2016/25 Amdt 6 as follows -

(a) by deleting the inserted wording –

“This is a **special historic area**, representing every period and aspect of the Island's history, from Neolithic, spiritual, military, maritime, economic, agricultural and horticultural. Delancey Hill, in particular, has played a significant part in our history. Whether Druids, Saints, pirates, refugee French Catholic priests, Irish immigrants, stonemasons, special envoys and missionaries from Rome, the Grand Old Duke of York, Russian infantry in the Napoleonic Wars, famous Admirals, Nazi Commanders, the International Slave Force, *Organisation Todt*, and maverick late Victorian entrepreneurs , all have played their part in determining the special historic significance of this area.”, and

(b) by substituting the following wording –

"Summary of Special Interest

Delancey Conservation Area is located on a hougue in the north of the Island with land gradually falling away to the north, west and east. Delancey Park forms a significant part of the Conservation Area and is elevated above lower surrounding land to the south. From this hougue spectacular views are available southwards over the eastern seaboard of the Island and Jersey beyond and eastward to Herm and Sark. The Park's trees, some protected, and several adjacent buildings are prominent in the northern landscape.

The Conservation Area was the site of pre-historic settlement and man-made

structures, principally within the area now occupied by Delancey Park. Many have been removed although evidence remains on the ground in the form of Delancey Passage Grave, a protected monument. The Duke of Richmond Map of 1787 shows former farmsteads, several of which remain in situ, with associated orchards. The historic road pattern of this time remains. The 1898 map provides evidence of the upsurge in stone quarrying and prevalence of greenhouses and associated residential development and support development, all typical of the northern part of Guernsey at that time. Dwellings and support services, including the Catholic Church, were present. Construction of the Delancey Schools commenced in the first decade of the 1900s and has continued into the twenty first century. Many of these buildings remain, along with remnants of the horticultural industry.

Delancey Park has an interesting history and, as well as the archaeological interest, has been heavily fortified over the centuries. The eighteenth/nineteenth century barracks and battery were a consequence of the military excursions of the time. Delancey Battery, a protected monument, was constructed about 1801 although was disused by 1898. In 1876-1878 an obelisk was erected to Admiral Lord James de Saumarez. This was later removed by the German Occupying Forces and only the plinth now remains in place. A number of fortifications were constructed during the German Occupation of Guernsey, 1940-1945. Many remain within the boundaries of Delancey Park with several present outside that area, on private property within the Conservation Area. The military fortifications represent significant events in the Island's history, visible in many locations. Delancey Park has accommodated a range of recreational uses since at least the late nineteenth century.

There is a variety of built form evident throughout the Conservation Area. Unity of built form is visible in terraces and groups of workers' cottages and in the materials used in buildings (often rendered stone) and boundaries (frequently stone walls). There are a number of Victorian villas dispersed throughout the Conservation Area. There are some protected buildings in the Conservation Area and some buildings which are of traditional character but are not protected buildings. There is also a number of terraced Victorian/early twentieth century cottages which are not protected but of some interest. There are a number of boundary walls / banks in the Conservation Area which are of interest especially those around Delancey Park. Trees are also a distinctive feature of the eastern part of Robergerie, and there is an area of woodland behind buildings to the west of the junction of Mont Morin and Rue des Monts. In the eastern part of Robergerie, the trees, banks, boulder walls and traditional buildings maintain a strong historic setting.

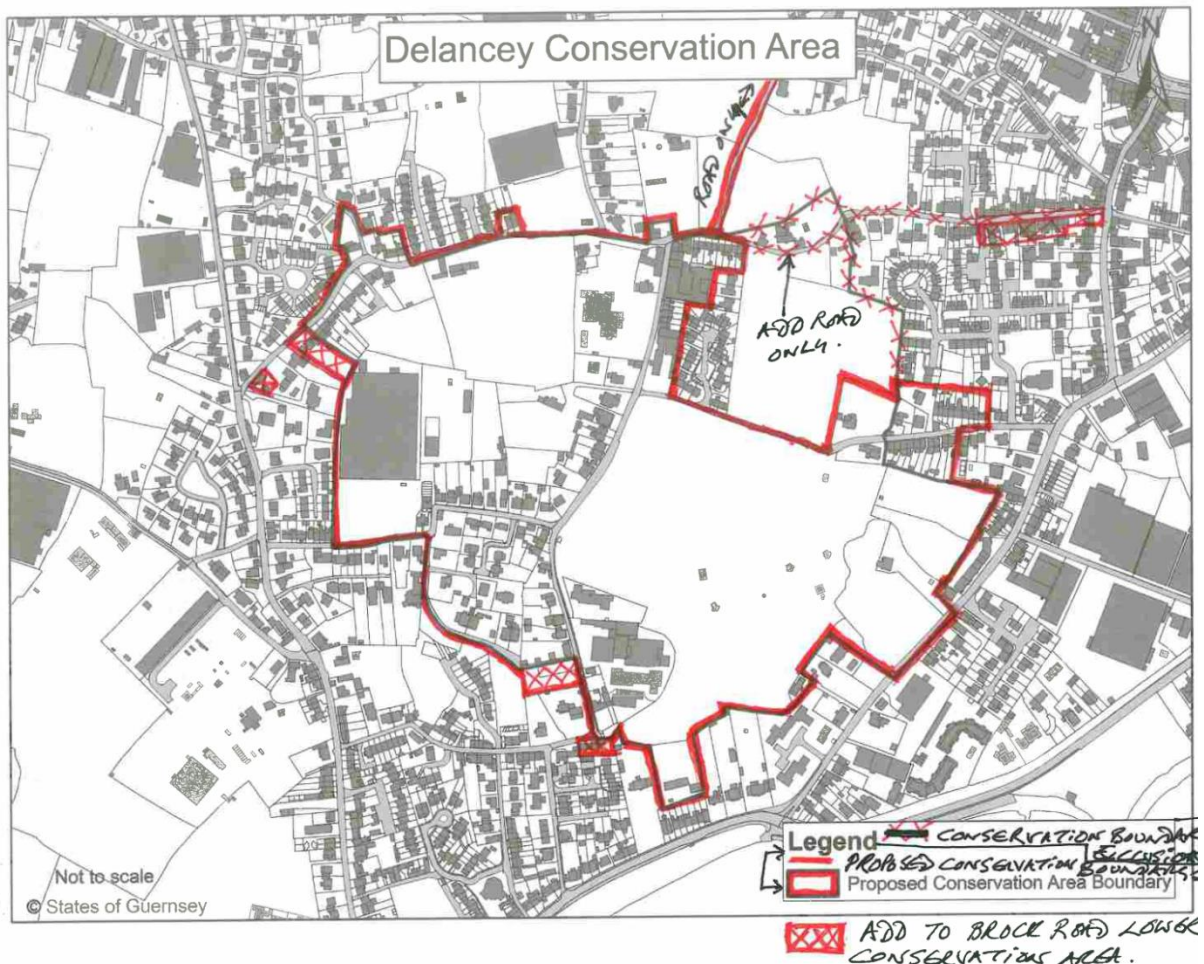
Reason for Designation

The Delancey Conservation Area has visible features which make the area interesting in terms of its lengthy and continued historic development since pre-historic times, representing every period and aspect of the Island's history. The

settlement pattern is made up of scattered farmsteads and clusters of nineteenth century residential buildings, which followed the historic road pattern and 20th century clos development. The area has some buildings that have historic and/or architectural interest, most of which are included on the protected buildings list. There are also some other structures related to the fortification of the Island that have historic interest and many of which are included on the protected monuments list.

The area is designated as a Conservation Area to conserve the historic and architectural character and appearance of the area. The use of traditional materials and the unity of built form in terraces and groups of workers' cottages and the scale of the villas and cottages attractively arranged along the roads, often behind roadside boundaries, along with the open space, hougue landscape and vistas of Delancey Park, represent the particular character of this Conservation Area."

(c) by deleting the appended map shown below, and



(d) by substituting it with the map at Appendix 1.

3. To amend the wording of Proposition 1 as amended by Amendment P. 2016/25 Amdt 20 as follows:

- (a) by deleting the wording in the second sentence of the replaced paragraphs 7.6.3 and 13.4.3 -

“from 300,000 to 400,000 visitors to the Island per year by 2025,”,

- (b) by substituting the following wording –

“from 309,000 to 400,000 visitors to the Island per year by 2025,”,

- (c) by deleting the wording of the inserted sub paragraph b(ii) in Policy MC8, Policy LC6(B) and Policy OC8(C) -

“for sale or lease”,

- (d) by substituting the following wording –

“for sale and for lease”,

- (e) by deleting the wording of the second bullet point inserted into paragraphs 7.6.8, 13.4.7 and 17.7.10 -

“for sale or lease”, and

- (f) by substituting the following wording -

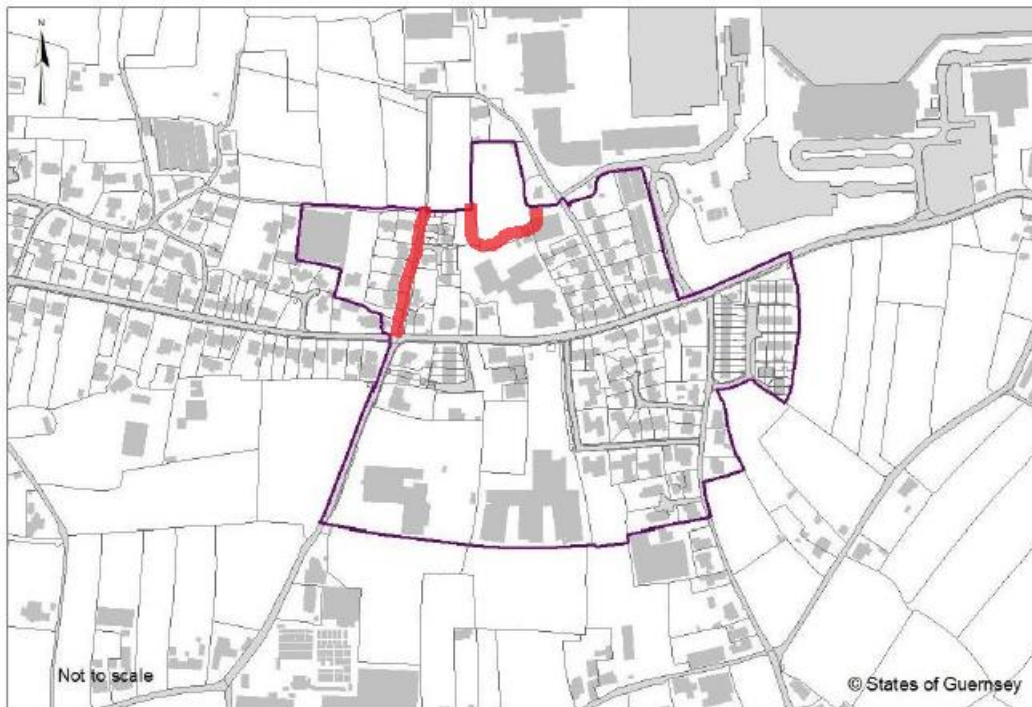
“for sale and for lease”.

4. To amend the wording of Proposition 1 as amended by Amendment P. 2016/25 Amdt 23 as follows –

- (a) by deleting the inserted wording –

“(the red lines showing the modification of the boundaries)”,

- (b) by deleting the map shown below, and



Map of Forest West Local Centre Boundary

(c) by substituting the Map of Forest West Local Centre Boundary with the map annexed at Appendix 2.

5. To amend the wording of Proposition 1 as amended by Amendment P. 2016/25 Amdt 29 as follows :–

(a) by deleting the wording inserted into the first paragraph of Policy IP8:
Public Car Parking –

“Proposals for the provision of new public car parks that would result in a net increase in parking spaces available to the public will be supported if:

a) it forms part of a major, comprehensive development scheme brought forward through a Local Planning Brief for a Harbour Action Area or a Development Brief for a Regeneration Area and accords with relevant strategies of the States of Guernsey,

or

b) it would enable additional parking spaces to be provided as part of proposals for public car park rationalisation or relocation or redevelopment, where this would accord with relevant strategies of the States of Guernsey.”;

(b) by substituting the following wording –

“Within Main Centres and Main Centre Outer Areas , proposals for the provision of new public car parks that would result in a net increase in parking spaces available to the public will be supported if:

- a. it forms part of a major, comprehensive development scheme brought forward through a Local Planning Brief for a Harbour Action Area or a Development Framework for a Regeneration Area and accords with relevant strategies of the States of Guernsey; or
- b. it would enable additional parking spaces to be provided as part of proposals for public car park rationalisation or relocation or redevelopment, where this would accord with relevant strategies of the States of Guernsey.”,

(c) by deleting the words –

"Line 9 of Para 20.9.3 on page 219 shall be amended by inserting the word "generally" after "As a result, the Island Development Plan..", and

(d) by substituting the following wording –

"Paragraph 20.9.3 (see page 219) shall be amended by –

- in line 9, inserting after "As a result, the Island Development Plan" the word "generally", and
- in line 13, inserting after "Local Planning Brief" the words "or as part of a comprehensive scheme for a Regeneration Area, brought forward through a Development Framework".

6. To insert at the end of the words in proposition 1"; but subject to the modification that –

paragraph numbering, formatting and cross-references to the same shall be amended to make any necessary changes, arising from the above modifications, to ensure accurate and consistent numbering and formatting in the Island Development Plan."

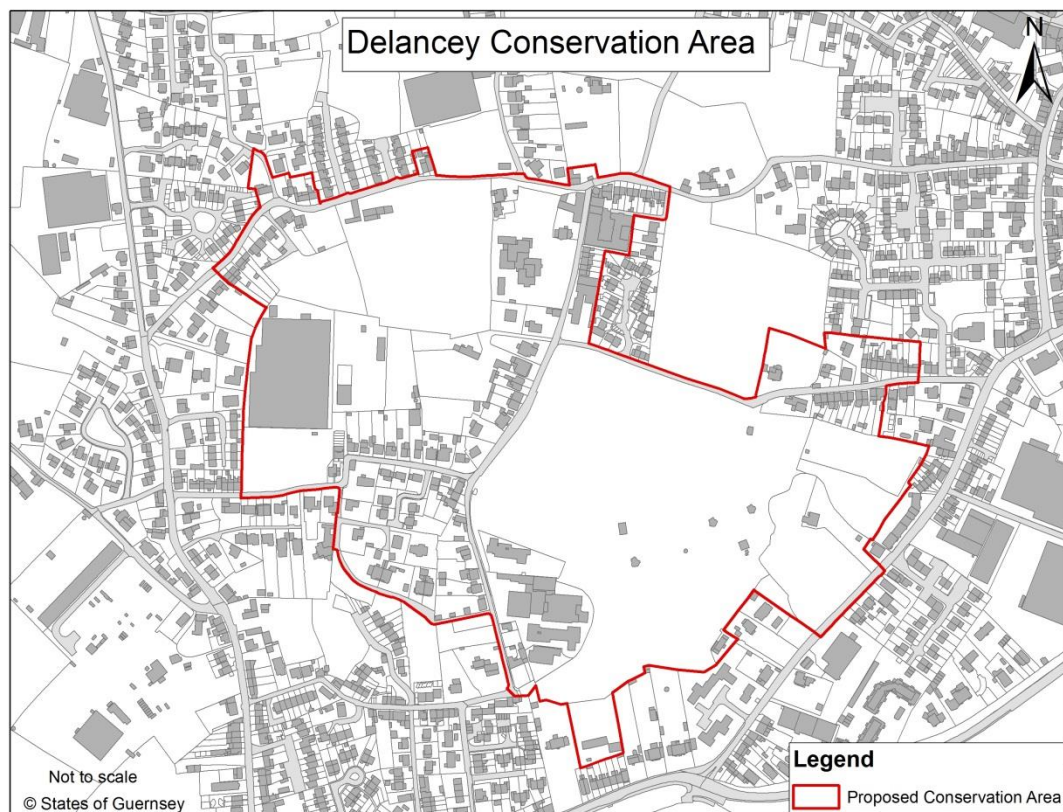
Explanatory Note

This amendment seeks to make minor amendments in order to –

- replace the maps of the Forest West Local Centre Boundary (as amended by amendment 23) and the Delancey Conservation Area (as inserted by amendment 6) with maps showing the agreed boundaries more clearly;

- replace the inserted summary of the special architectural and historic interest of the Delancey Conservation Area with a statement which follows the format for the other Conservation Areas designated under the Island Development Plan and specifies the character and appearance of the area which it is desirable to preserve and enhance as required under section 1 of the Land Planning and Development (Plans) Ordinance, 2007;
- insert a reference to the Forest West Local Centre in the lists of the local centres;
- ensure the figures quoted for the targets set accord with the referenced document 'Visit Guernsey and Chamber of Commerce Tourism Group Strategic Plan 2014-2025';
- to clarify that Policies MC8, LC6 (B) and OC8(C) seek to ensure that establishments are actively and appropriately marketed under criterion b prior to considering their exit from the tourism industry. This change will clarify that establishments should be marketed for both sale and for lease for a period of 24 consecutive months in order to maximise the possibility of visitor accommodation establishments being brought back up to standard and contributing to the visitor economy;
- clarify that the first paragraph of Policy IP8 will only apply to Main Centres and Main Centre Outer Areas. Since the publication of the draft Island Development Plan in February 2015, the first sentence of Policy IP8 was recommended to be changed by the Development & Planning Authority in light of the Inspectors' recommendations to start with the words 'Within Main Centres and Main Centres Outer Areas,' as set out on page 14 of Appendix 6 and page 65 of Appendix 7. Re-instating this wording will clarify the policy intent and will work with the last paragraph of the Policy IP8 which clearly covers the approach to public parking for the rest of the Island. The other changes proposed to the wording of this Amendment will make appropriate reference within paragraph 20.9.3 (page 219 of Appendix 1) to the potential consideration of public parking coming forward within a Regeneration Area as part of a major comprehensive scheme. Lastly the proposed changes will insert the correct reference to Development Frameworks rather than Development Briefs in the wording of Policy IP8; and
- make any necessary amendments to paragraph numbering, formatting and cross-referencing to the same, arising from all the modifications to the Island Development Plan, to ensure accurate and consistent numbering and formatting in the Plan.

Appendix 1 (P. 2016/25 Amdt 6)



Appendix 2 (P. 2016/25 Amdt 23)

