

draft Peacehaven Development Framework

Supplementary Planning Guidance July 2017

Development &
Planning Authority

Contents

Peacehaven Development Framework

1. Introduction 3
2. Site Overview 3
3. Planning Policy Context 3
4. Surrounding Area 4
5. Site Description 5
6. Site Analysis 6
7. Development Guidelines 7
8. Waste Management Plan.....7
IDP Policy Relevance.....8

1. Introduction

1.1. This Development Framework has been prepared to guide potential development at Peacehaven, Rue De L'Eglise, St Martins. It provides broad, comprehensive and practical guidance on how policies in the Island Development Plan (IDP) will be applied to the site, and considers appraisal of the wider area and site. Once approved, this Development Framework will become Supplementary Planning Guidance and any planning application for residential development concerning the site should be in accordance with it.

2. Site Overview

2.1. The site is located in St Martins Local Centre. The site area is approximately 0.25 ha (1.5 vergees). It is bordered on 3 sides by residential development, and to the south lies the overflow car park on Les Merriennes, serving Marks & Spencers and Vets 4 Pets. The site itself is currently occupied by one dwelling house (Peacehaven), which has planning permission for subdivision into two residential units (application reference: FULL/2016/2088). The remainder of the site is a garden (domestic curtilage). The current planning permission for subdivision of Peacehaven expires on 14th October 2019. The site adjoins the St Martin's Church and Sausmarez Manor Conservation Area.

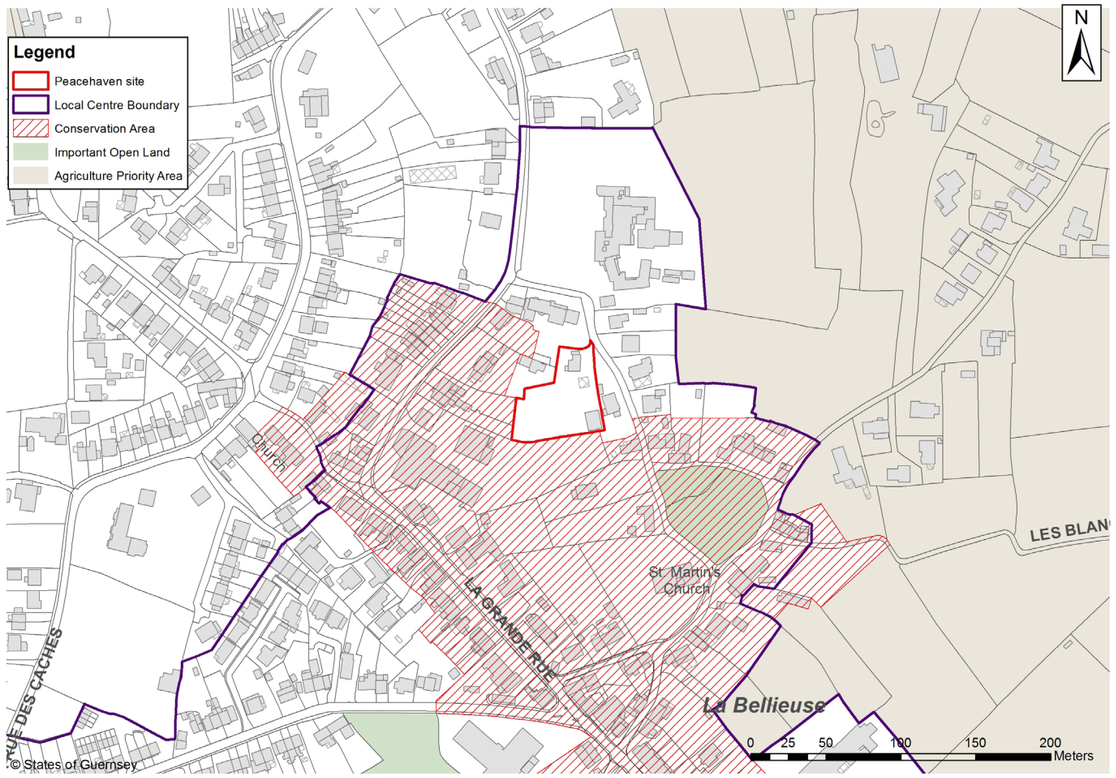


Image 1: Extract from the IDP Proposals Map showing the Peacehaven site outlined in red.

3. Planning Policy Context

3.1. Under the policies of the Island Development Plan (IDP), this site falls within the St Martin's Local Centre. This Development Framework relates to use of this site for housing development, and does not consider other types of uses which may or may not be appropriate in this location. Plan policies support the principle of limited residential development within Local Centres. In particular policies S1: Spatial Policy, S3: Local Centres and LC2: Housing in Local Centres are relevant.

3.2. Individual policies of the IDP should not normally be read in isolation or out of context, but the policies that are considered to be particularly relevant are listed in Appendix 1. The specific policy wording in the IDP, including the preceding text and Annexes, should be referred to in drawing up detailed development proposals.

4. Surrounding Area

4.1. The Peacehaven site is on Rue de L'Eglise, which is classified as a Neighbourhood Road and is a Ruette Tranquille. Within the wider road network, this site has good connections to Traffic Priority Routes and is well served by the local bus routes.

4.2. A variety of shops, services and facilities are provided within St Martins Local Centre, the centre of which (Grand Rue/Les Camps) is approximately 10 minutes' walk from the site.

4.3. The area is classified as Semi-Rural, which is reflected in the nature of the green lanes of the surrounding area. The form, scale, character and materials used in the surrounding area is diverse, including traditional and contemporary two storey, one & a half storey and single storey development. Housing density in and around the site is relatively low. Some dwellings are grouped quite closely together but the individual site areas of these dwellings are quite large.

4.4. There is no risk of flooding identified in the area.

4.5. There are several Protected Buildings in the area, and of these Protected Buildings, Rose Cottage to the south east, is closest to the site, though it does not adjoin the site (Image 3). There are no Protected Trees or Protected Monuments in the immediate area and no known sites of Archaeological Importance on the site or within the immediate locality.

4.6. Rue De L'Eglise currently serves approximately 12-15 properties and runs from its junction with Les Merriennes at the North end and finishes at the junction with Les Traudes at the South end of the road.

4.7. The lane is effectively a single vehicle width lane with various passing points allowing two cars to pass.

4.8. The photographs below are taken in the area around the site and illustrate the variety of built development in the immediate area.

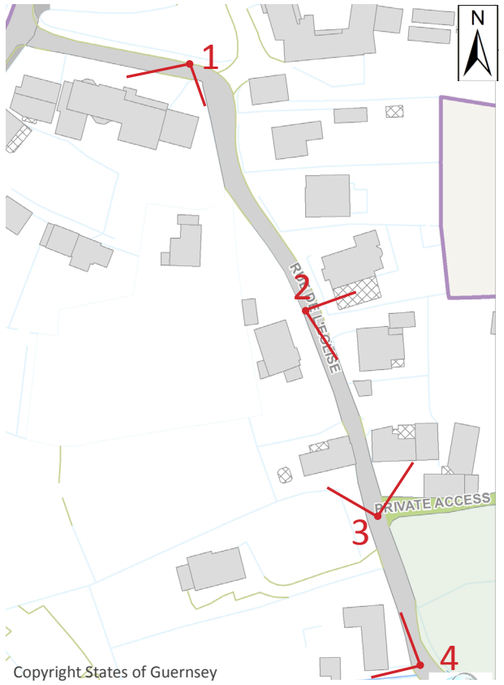


Image 2: Location of photographs Below

Photo 1: Contemporary dwelling North of Peacehaven.

Photo 2: Contemporary dwelling North of Rose Cottage and Les Merriennes Cottage

Photo 3: Rose Cottage (left) and Les Merriennes Cottge (right) pinch point, South of the Peacehaven site.

Photo 4: Traditional dwelling South of Rose Cottage and Les Merriennes Cottage.









5. Site Description

5.1. The site is approximately 0.25 hectares (1 vergee). It currently contains a two storey dwelling, the slab of a former large garage/workshop and a domestic timber shed. The majority of the site is maintained as a domestic amenity area with lawns, planting areas and hard landscaping.

5.2. The site is generally flat with a slight fall towards Rue de L`Eglise. The adjoining properties to the north, south and west are of very similar levels to that of the site. There is a step down between the subject site and the adjoining site to the east of approximately 1350mm at the south east corner, tapering to level at the north east corner at the entrance junction with Rue de L`Eglise.

5.3. Access to the site is via a narrow entrance with restricted visibility. The layout and width of the access and highway results in vehicles having to carry out multiple tacks when entering from or exiting to the south.

5.4. All public utility services are available in Rue de L`Eglise.

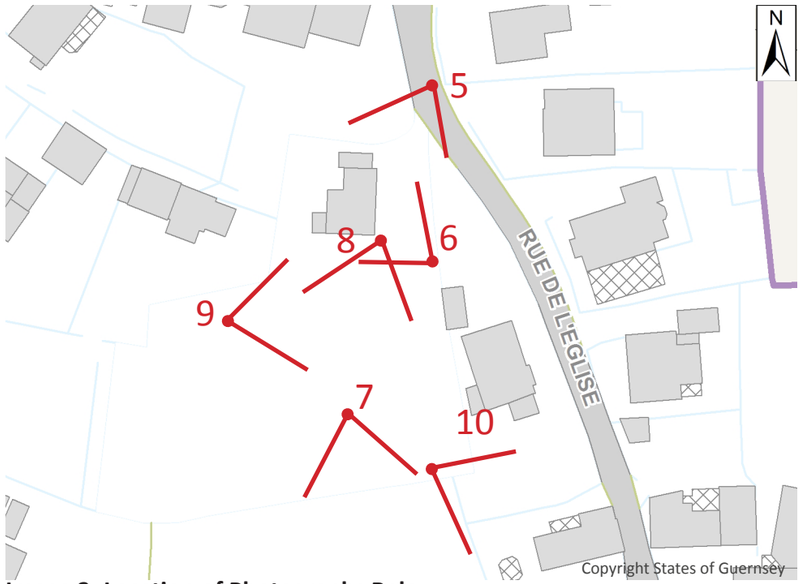


Image 3: Location of Photographs Below







Photo 5: Peacehaven entrance, Rue De L'Eglise

Photo 6: Peacehaven - East elevation facing Rue de L`Eglise

Photo 7: Peacehaven - South boundary hedge with Conservation Area beyond







Photo 8: Garden of Peacehaven looking towards the south and west boundaries

Photo 9: Garden of Peacehaven looking towards the east boundary

Photo 10: Rear of Rose Cottage (Protected Building) from South East corner of the Peacehaven site, looking over garden of La Tchincaill'rie.

6. Site Analysis

6.1. Proposals for development need to take into account the constraints and opportunities that the site presents to ensure that the layout and design respond to the specifics of the site.

6.2. The main constraints and opportunities associated with this site are:

- Restricted access - Without substantial alterations the access places a major constraint on the density of development on the site. Due to the land ownership, opportunities to improve the situation are limited. However, if the access is altered in the future, the scope for development could be reviewed.
- Adjoining residential development – La Tchincaill'rie to the east of the site is at a lower level. Layout, landscaping and design must respect the residential amenity of the occupiers of this dwelling.
- No dominant architectural style in the area – traditional and contemporary styles are side by side.
- Granite walls and mature planting are characteristic of the area, though boundary treatments are varied.
- Existing site boundaries are to be retained and enhanced.

6.3. The diagram opposite (Image 4) illustrates the areas of potential amenity conflict, sun path, access point, Protected Buildings and views into and out of the site.

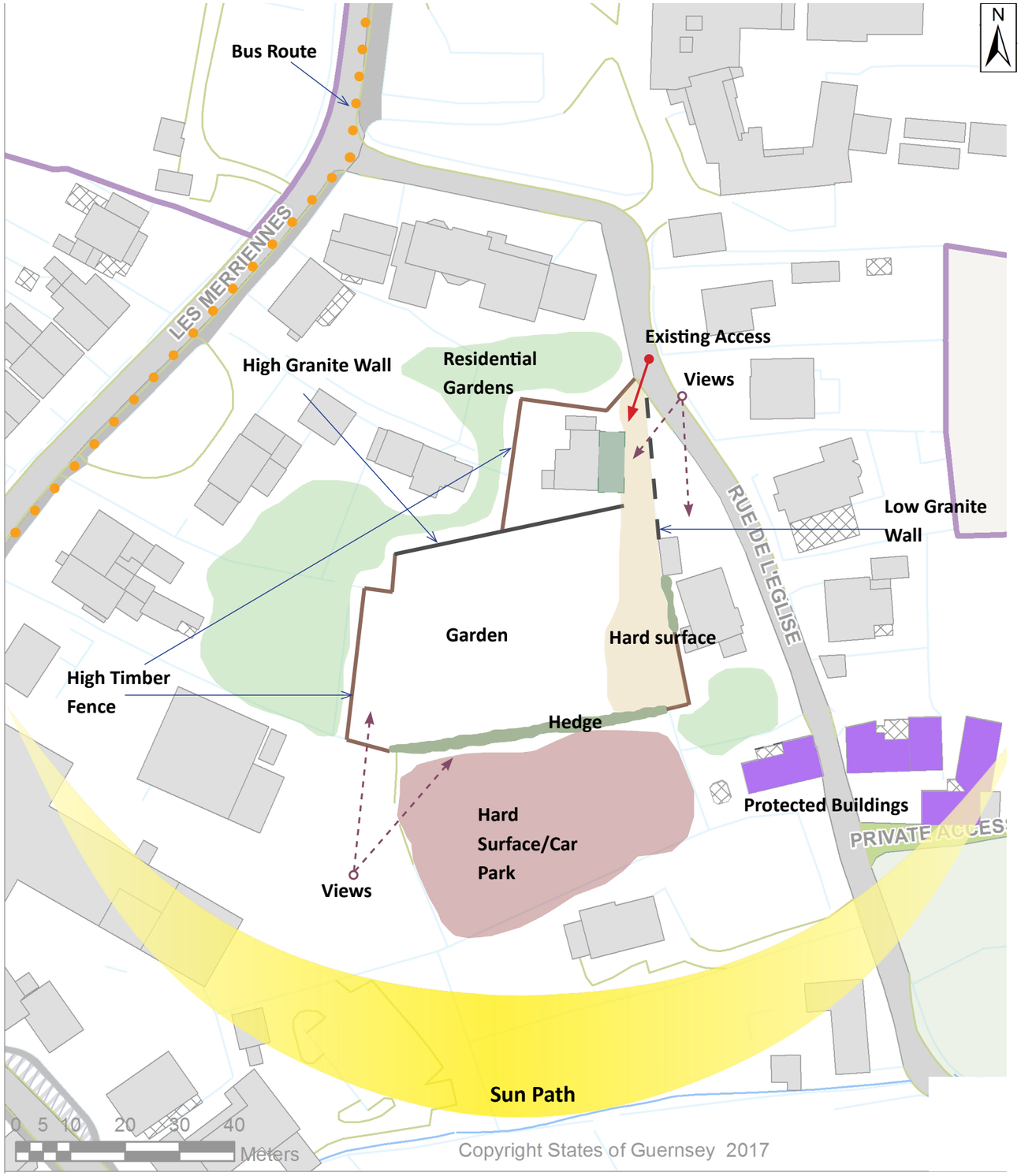


Image 4: Site Analysis

7. Development Guidelines

7.1. The existing substandard access places a major constraint on the density of development on this site, limiting development proposals to two dwellings (including the existing dwelling, whether this is retained in situ or demolished and rebuilt).

7.2. Given that there is an existing planning permission to subdivide the existing dwelling (Peacehaven) into two units, any subsequent residential permission on the site would be dependent on the revocation of this permission, if not expired by that time, ensuring that the total number of units cannot exceed two.

7.3. If the access is altered and sufficiently improved, the density of development could be reviewed, taking into account the scale that is appropriate to St Martins and to the specific site.

7.4. This development will be expected to provide an appropriate mix and type of dwellings having regard to the latest information on housing requirements.

7.5. Policies GP8 and GP9 Seek a high standard of design consideration in the design, layout and orientation of buildings, their form of construction and materials used in delivering more sustainable development and reducing energy demand. This includes accessibility to and within the building for people of all ages and abilities and offering flexible accommodation to be able to respond to peoples needs over time.

7.6. A full landscaping scheme should be prepared in order to supplement and enhance the existing planting and enhance the development, particularly along the southern boundary. Tree and hedge planting should use species appropriate for the site's location in the south eastern plateau.

7.7. Taking into account the access constraint and the other opportunities identified, the diagram opposite (Image 5) shows a possible broad indicative land use plan for the site.

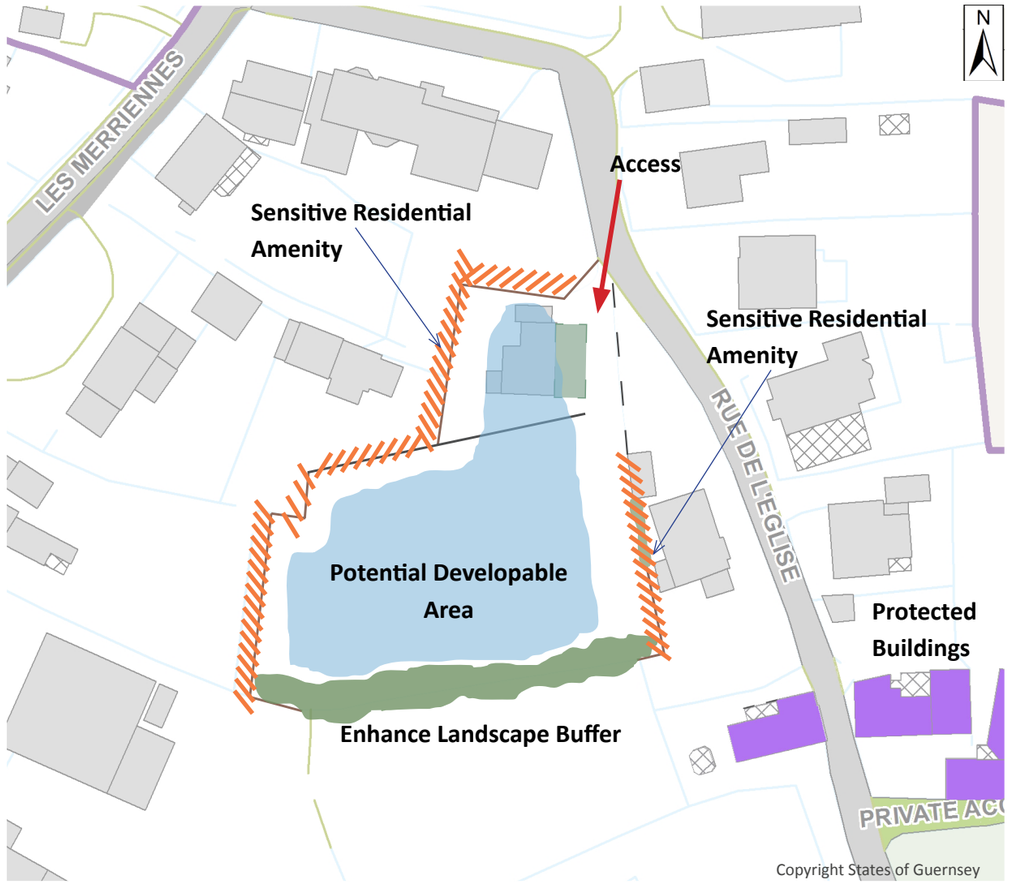


Image 5: Development Guidelines

8. Waste Management Plan

8.1. Development Frameworks are required to include a Waste Management Plan (WMP) specific to the site in question.

8.2. On this site there are two main scenarios. If the existing dwelling Peacehaven is retained in situ, then no building demolition would occur apart from the removal of the existing old workshop floor slab.

8.3. Should development proposals include the demolition of Peacehaven and the building of two new dwellings, then a more detailed Waste Management Plan should outline how materials will be removed, reused or recycled accordingly.

IDP Policy	Policy Relevance
S1: Spatial Policy	**Support for limited development in Local Centres to support and enhance the centre as a sustainable settlement and community focal point.**
S3: Local Centres	**Development will be supported within the Local Centre if it sustains the socially inclusive and healthy communities that the centre serves and it is of a scale that reflects the Centre's existing functions.**
LC2: Housing in Local Centres	**Proposals for housing development within Local Centres will be supported where the scale is appropriate to the centre concerned and it provides an appropriate mix and type of dwellings. It will normally be expected that the mix and type of dwellings is reflective of the demographic profile of households requiring housing. Therefore information such as the latest Housing Needs Survey and any other information held by the States of Guernsey relevant to this issue will be considered.** **A Development Framework is required for sites over 0.125ha or proposals of 5 or more houses.**
GP1: Landscape Character and Open Land	**Development must respect the relevant landscape character type within which it is set and must not result in unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area.** **Landscaping should mitigate any impacts of development and consider the health and wellbeing of occupiers and neighbours in terms of privacy and provision of daylight/sunlight.**
GP8: Design	**Development is expected to achieve a high standard of design which respects, and where appropriate, enhances the character of the environment. Development is expected to make the most effective and efficient use of land and provide soft and hard landscaping to reinforce local character. Design should consider the health & well-being of occupiers and neighbours, taking into account adequate daylight, sunlight and provision of private/ communal space. Design should demonstrate accessibility to and within buildings and offers flexible & adaptable accommodation. The design should take into account the existing surrounding pattern of development and consider two or more storey buildings from the outset which constitutes a more efficient use of land than single storey buildings unless there are overriding reasons why this design approach would be unacceptable.**
GP9: Sustainable Development	**The Policy is wide-ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings, flood risk and surface water run-off, renewable energy and the use of materials. Hard landscaping should include the use of permeable paving and other Sustainable Urban Drainage Systems (SUDS). The design of soft landscaping can also help address drainage and runoff issues in accordance with this policy.** **Development of 5 or more dwellings will require a Waste Management Plan. It should consider the re-use/disposal from demolition of any existing buildings on site.**
GP10: Comprehensive Development	**Individual proposals must conform to a comprehensive scheme for the whole site or area in order to make the most effective and efficient use of the land.**

IP7: Private and Communal Car Parking	**Development proposals in Local Centres will be expected to meet the standards for bicycle parking as set out in the Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment, as well as making appropriate provision for car parking. When determining the level of car and motorcycle parking appropriate to the site, the type of development proposed and its impacts on the character of the area, surrounding uses, and existing road network as well as its accessibility for pedestrians and cyclists and to public transport will be taken into account.** **Bicycle parking should be provided at one secure covered space per dwelling (less than 3 habitable rooms) plus 1 space per 8 dwellings for visitors and 2 secured covered cycle spaces per dwelling (3 or more habitable rooms) plus 1 space per 8 dwellings for visitors.**
IP9: Highway Safety, Accessibility and Capacity	**The public road network's ability to cope with increased demand, physical alterations required to highway, and the access requirements of all people will be considered.**

Contact Us for further information and advice at: Planning Service, Sir Charles Frossard House, St Peter Port. GY1 1FH Telephone 01481 717200 Email planning@gov.gg

Have you visited our website? Go to www.gov.gg/planning_transport_waste_services for additional guidance material and other planning information, including how to book a pre-application discussion.

This SPG is issued by the Development & Planning Authority to assist understanding of the provisions of the Island Development Plan (2016) and, where applicable, relevant legislation, by offering detailed guidance but is not intended to be exhaustive or a substitute for the full text of legislation or the policies within the Island Development Plan (2016). This SPG does not form part of the Island Development Plan (2016). It represents the Development & Planning Authority's interpretation of certain provisions of States of Guernsey policy or legislation. The guidance is indicative of the Development & Planning Authority's likely approach to development proposals in relation to the site in question and is not binding on the Development and Planning Authority. This SPG does not prejudice the Development & Planning Authority's discretion to decide any particular case differently according to its merits and it does not relieve the Development & Planning Authority of any obligation, restriction or liability imposed by or under the Land Planning and Development (Guernsey) Law, 2005. Copies of the text of the Island Development Plan (2016) are available from Sir Charles Frossard House and also available electronically online at www.gov.gg/planningpolicy. Copies of legislation are available from the Greffe. Electronic copies are also available at www.guernseylegalresources.gg. Substantive queries concerning the guidance or a specific site should be addressed to the Planning Service by email at planning@gov.gg. The Development & Planning Authority does not accept any liability for loss or expense arising out of the provision of, or reliance on, any advice given. You are recommended to seek advice from an independent professional advisor where appropriate.