

Warma Development Framework

Supplementary Planning Guidance October 2017

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1. Introduction

1.1. This Development Framework has been prepared to guide potential development at Warma, Le Pre de la Cotte, Route de Carteret, Cobo. 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 on the site should be in accordance with it.

2. Site Overview

2.1. The site is located in the Cobo Local Centre. The site area is approximately 0.44 hectares (2.48 verges) and adjoins the curtilage of the dwelling known as 'Warma'. Access to the site is proposed to be from Le Pre de la Cotte, off Route de Carteret. North of the site are the La Mare de Carteret Playing Fields, and the surrounding built development is predominantly residential.

3. Planning Policy Context

3.1. This site falls within the Cobo Local Centre Boundary as identified within the Island Development Plan. 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. In accordance with IDP policy, limited residential development of a scale that is appropriate to maintain or enhance the character and vitality of the Local Centre is acceptable, and where able to accommodate a variety of dwellings, the proposal should provide an appropriate mix and type of dwellings reflecting the demographic profile of households requiring housing.

3.3. 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 when drawing up detailed development proposals.

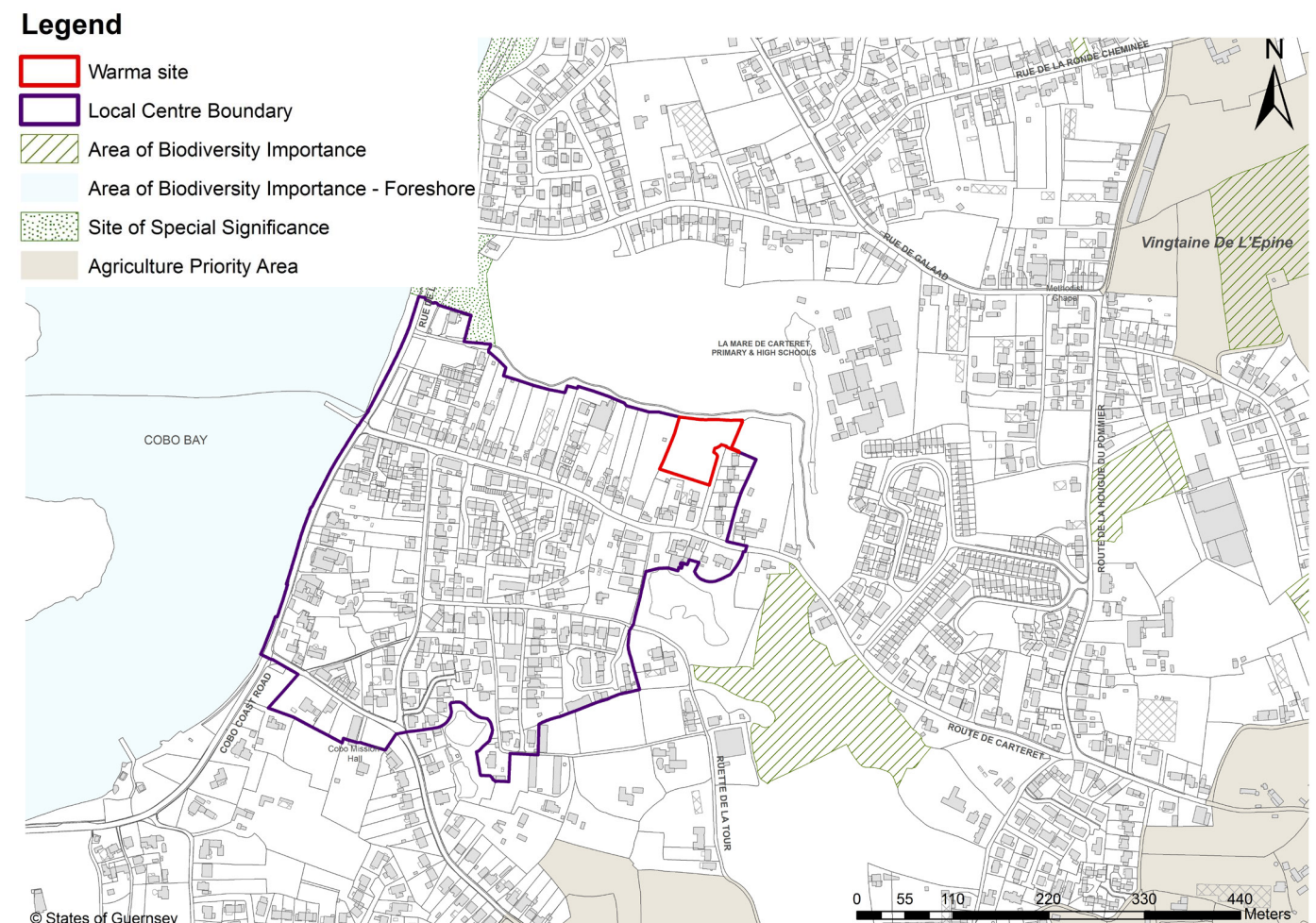


Image 1: Extract from the IDP Proposals Map showing the Warma site outlined in red.

4. Surrounding Area

4.1. The Warma site is located on Le Pre De La Cotte, off Route De Carteret and west of the Saumarez footbridge, a short distance inland of Cobo Bay. It is well connected to the main roads and several bus stops are within walking distance of the site. The shops, services and facilities of Cobo are also within 5-10 minutes' walk and both the Le Pre De La Cotte and Route De Carteret have footways. Cobo Community Centre (including pre-school) at the Guet is within 15 minutes' walk. The site itself is in an area described as semi-rural.

4.2. The land to the north of the site forms part of La Mare De Carteret School premises; the tennis courts and playing fields are separated from the site by a tree lined nature trail and douit/watercourse, and a small low level earth bank. The tree lined nature trail is classified as Planted Broadleaved Woodland according to 2010 Habitat Survey.

4.3. The land to the east is mainly residential, and where the site borders the north east, low granite stone walls characterize the boundary with mature foliage lining the wall on the neighbouring land. Built development to the west and south is largely residential.

4.4. There are no Protected Buildings, Monuments or Trees in the area immediately around the site, though there are buildings of historic interest (Carteret Cottage, Rossetti Cottage, The Barn and Carteret Farm on Route De Carteret).

4.5. A small portion of the northern part of the site is identified as being within a flood risk area. For the most part, this is at a risk of 1:250, though smaller portions of the site fall within flood risk areas of 1:100 and 1:50. There are no significant changes in land levels between the site and adjoining land.

5. Local Characteristics

5.1. The surrounding residential development consists predominantly of chalet bungalow style houses or cottage style dwellings and are semi-detached or detached, generally of a pitched roof construction. Dwellings are a mixture of 1 and 1 1/2 storeys in height, with relatively simple designs and detailing where appropriate such as granite frontages, rendered quoins and rough textured rendered finishes to the exteriors. There is a staggered street scene with many properties having parking areas at the front and gardens at the rear of properties.

5.2. Density of development around the site is relatively low, with densities increasing towards the coast and the centre of Cobo Village.

5.3. Predominant materials in the area include red/orange tiled roofs or natural slates (the majority are tiled), a mix of granite stonework and painted rendered blockwork facades and white uPVC windows and doors. The dwellings on Le Pre De La Cotte are pink fronted and a small number of nearby dwellings are fronted with blue granite. Parking and hardstanding areas in most cases consist of gravel or tarmac, with brick paving in some areas. Boundaries are general low granite walls, rendered blockwork walls/fencing between dwellings, and in some cases earth banks with dry stone walling.

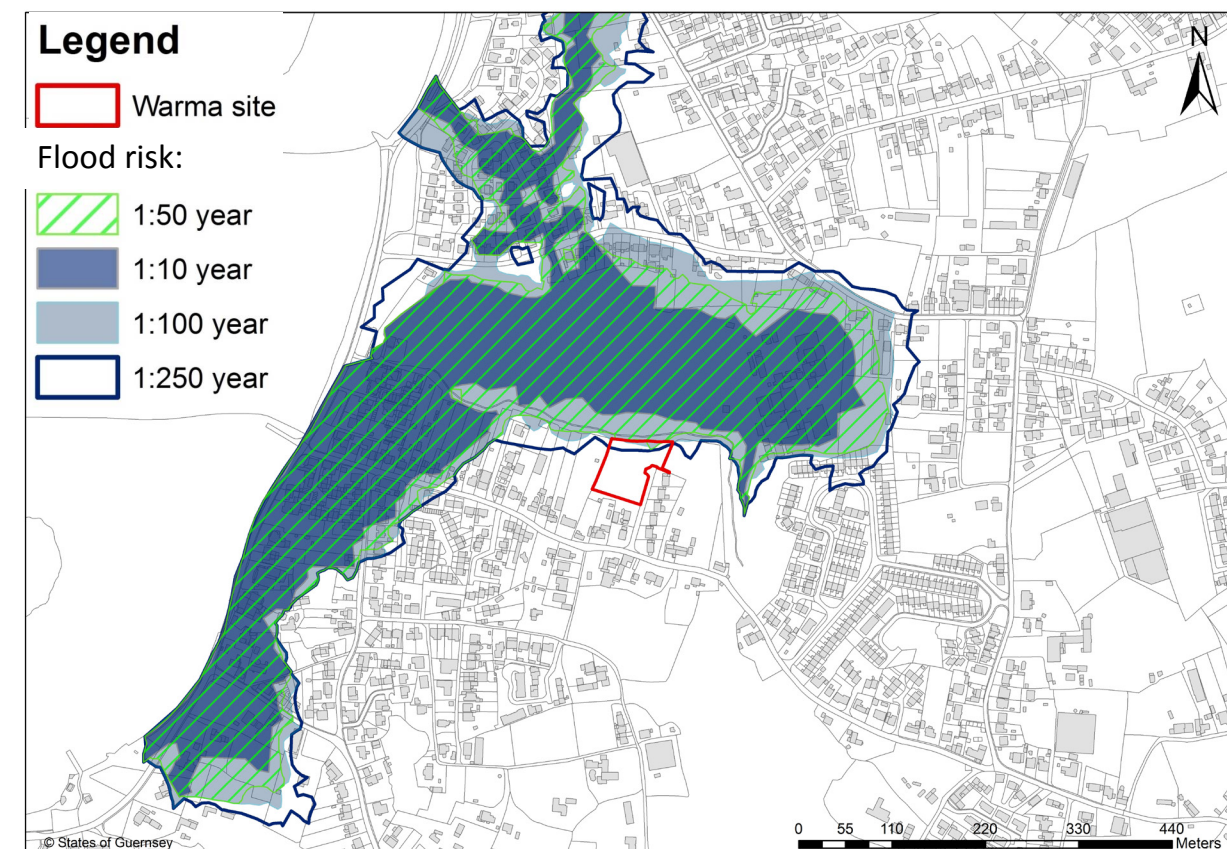


Image 2: Flood risk surrounding site.

6. Site Description

6.1. The site lies to the north of the curtilage of the dwelling 'Warma' and comprises an open field, not currently farmed but most likely used historically for agriculture. The field does not link to any other agricultural areas. There are no existing buildings or structures on the site.

6.2. The northern boundary of the site is formed of a low earth bank and foliage which encloses the douit/watercourse. The eastern boundaries are formed mainly of hedging, with a low granite wall in part.

6.3. To the west, a low grass earth bank forms the boundary, and a new boundary will need to be formed to define the southern edge of the site.

6.4. The land level of the site falls from north to south by an average of 1100/1500mm. East to west is relatively flat within the main site area.

6.5. Mains electricity, water services, Telecoms and the main foul water drainage sewer run under Le Pre De La Cotte and serves the development directly below the existing service road.

6.6. Foul water drainage services are located within the central eastern section of the site, installed at the time that Le Pre De La Cotte was developed in the 1970s. The existing foul water pumping station lies within the proposed site boundary.

6.7. Mains gas is available on Route De Carteret, though there is no connection into the site and no ducts/allowance has been facilitated within any previous works to allow for the installation of a mains gas supply to the site.

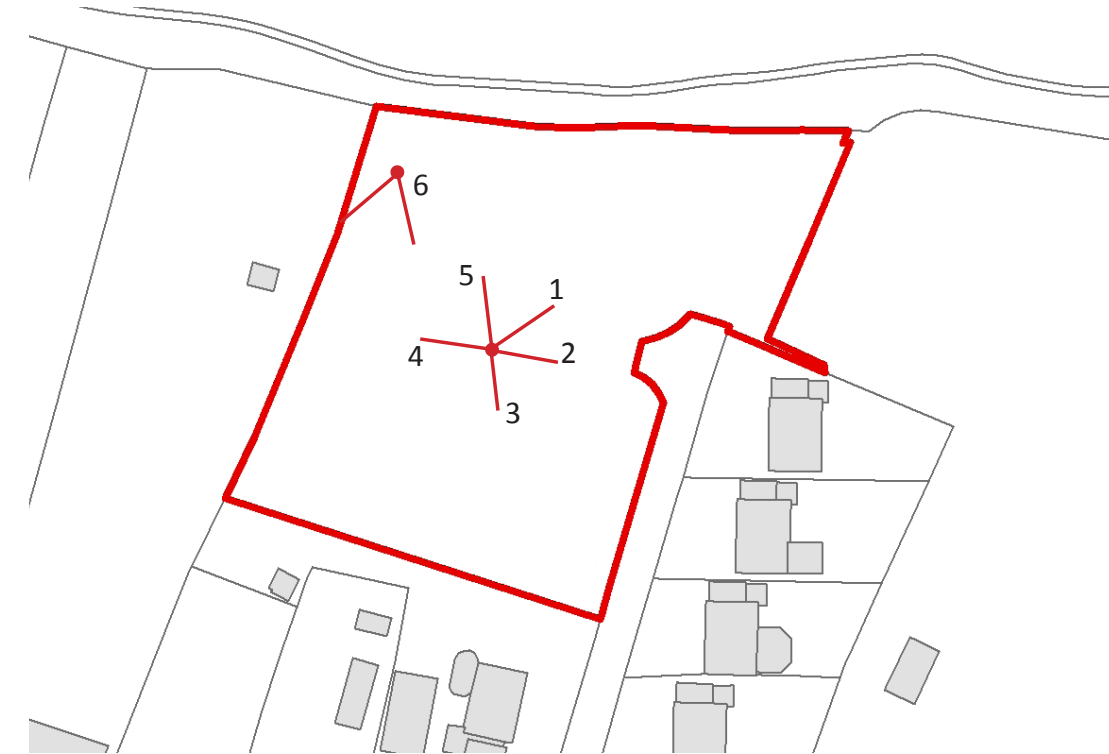


Image 3: Location of photographs of site



From centre of the site looking south



From centre of the site looking west



From centre of the site looking north east



From centre of the site looking east



From centre of the site looking north



From north west of the site looking south



Image 4: Location of photographs of site



Nature Trail and douit beyond site



View of site from the nature trail



Nature Trail



View of site from Nature Trail



Looking west across the site, showing northern boundary with nature trail



'Warma'



Housing on Le Pre De La Cotte



Looking south to the junction of Route De Carteret



Looking north from Route De Carteret to Le Pre De La Cotte

7. Site Analysis

7.1. Proposals for development need to take into account the constraints and opportunities that the site presents. For this site, the opportunities and constraints are identified as:

- The interface between the site and the Nature Trail, douit and open space to the north needs to be considered sensitively. A landscaped area which screens and separates development from the Nature Trail will be appropriate in order to protect the character of the Nature Trail.
- Part of the site to the north falls within the flood risk zone. This area also forms the boundary with the Nature Trail, a landscape buffer may also be appropriate here in terms of flooding and protecting this more biodiverse area.
- The existing 'amenity grassland' of the site does not support a diverse flora and fauna, and with a landscape buffer and appropriate boundary planting there may be opportunities to increase the diversity on this site.
- Surface water drainage will need to be accommodated on the site by constructing a new soakaway system and using Sustainable Urban Drainage Systems such as permeable paving to hardstanding areas.
- Existing residential development to the south and residential gardens to the west should be carefully considered to avoid conflicts such as overlooking.
- The boundaries - to the northern boundary adjacent to the douit are several trees which should be retained, as should the western boundary hedge as these are mature and established.
- Access to the site is relatively straightforward with direct access from Le Pre De La Cotte.
- Development of the site should make a positive contribution to the character of the area. This opportunity should inform the layout and design.
- Consideration will need to be given to establishing new boundaries to define shared and private space on the site, including what materials or planting will be used given the characteristics of the site and local area and its location in the Western Mares landscape type.

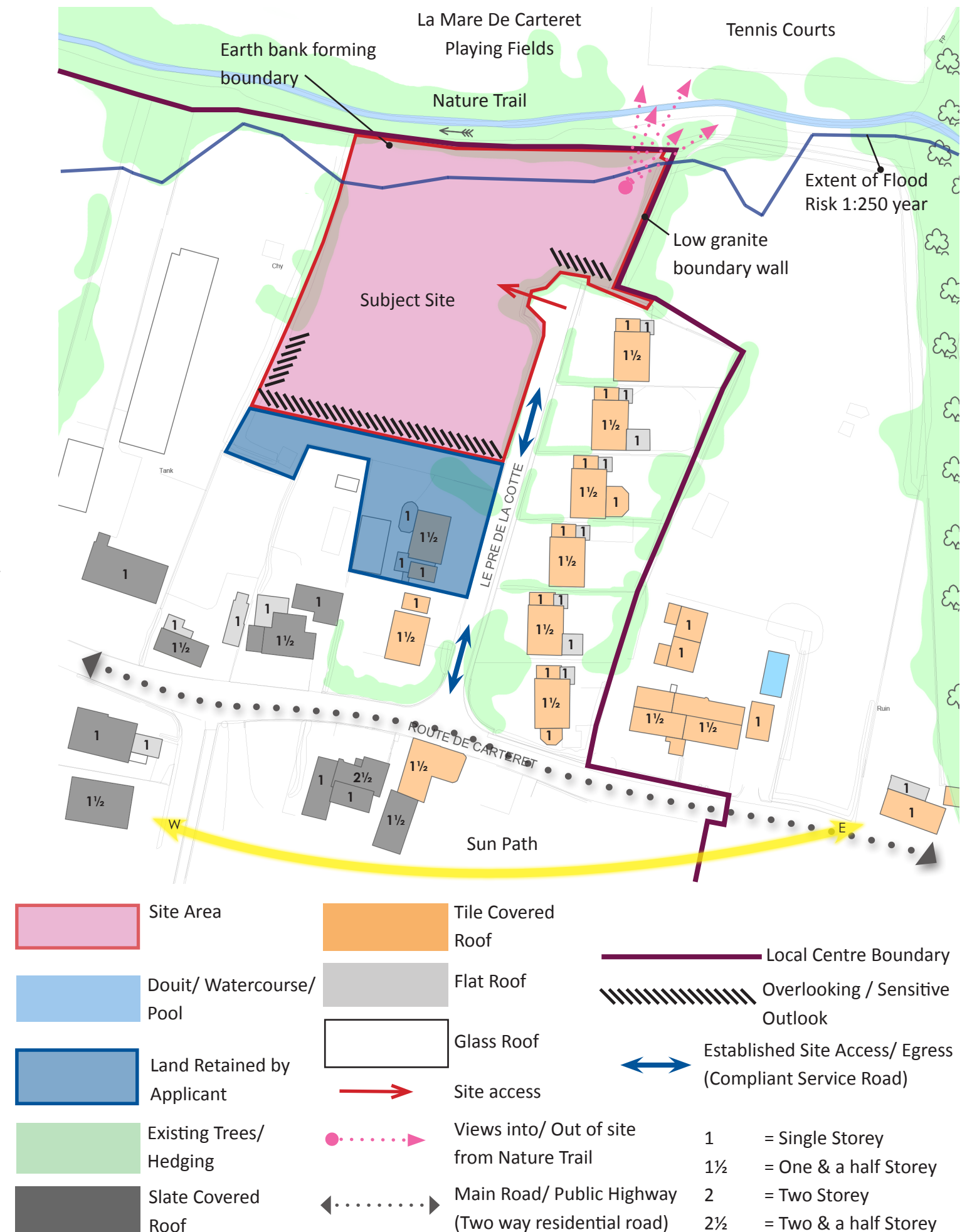


Image 5: Site Analysis

8. Development Guidelines

- 8.1.** Appendix 1 contains a summary of the relevant policies in relation to this site which will inform development.
- 8.2.** A comprehensive landscaping scheme must be submitted as part of any proposal which should respect the local character and respond to the potential amenity conflicts identified above in relation to the Nature Trail, douit and public open space to the north, and the residential properties adjacent to the site.
- 8.3.** In this area, classified as Western mares, suitable tree planting includes Alder, Poplar (Black & Aspen) and Sallow. Suitable hedging plants include Blackthorn, Hawthorn and Tamarisk.
- 8.4.** The design of the development must avoid the discharge of surface water, instead using SUDS techniques, such as permeable surfaces to any hardstanding areas
- 8.5.** The site should ensure that pedestrians and cyclists have good connectivity and permeability in relation to pedestrian linkages to the area.
- 8.6.** The building design does not need to replicate buildings in the vicinity, especially where innovative designs are proposed to meet Policy GP9. Building materials may, however, be drawn from local characteristics, materials and colour. Particular regard should be had to the location, orientation and appearance of the buildings as well as the form of construction and materials used to take into account the use of energy and resources and adverse impact on the environment.
- 8.7.** The site is large enough to accommodate a number of dwellings, and as such the mix and type provided should be reflective of the demographic profile of households requiring housing based on the most up to date evidence available, such as Housing Needs Studies and other relevant information held by the States of Guernsey. The exact mix and type of dwellings will be determined at the point of any planning application on the site, informed by the most up to date information available. Current evidence suggests a need for smaller homes of 1-3 bedrooms.
- 8.8.** The exact number of units on site will depend on the detailed design response to the specifics of this site. For example, appropriate sustainable architectural design and scale, appropriate to Cobo Local Centre, residential amenity (including provision of amenity space) and, the relationship with the nature trail to the north. However, in order to ensure land is used efficiently it is anticipated the site would be able to accommodate a density range of 20-30 dwellings per hectare, which is approximately 8-13 dwellings on this site.
- 8.9.** Image 6 opposite shows a broad indicative land use plan for the site, taking into account the constraints and opportunities identified.

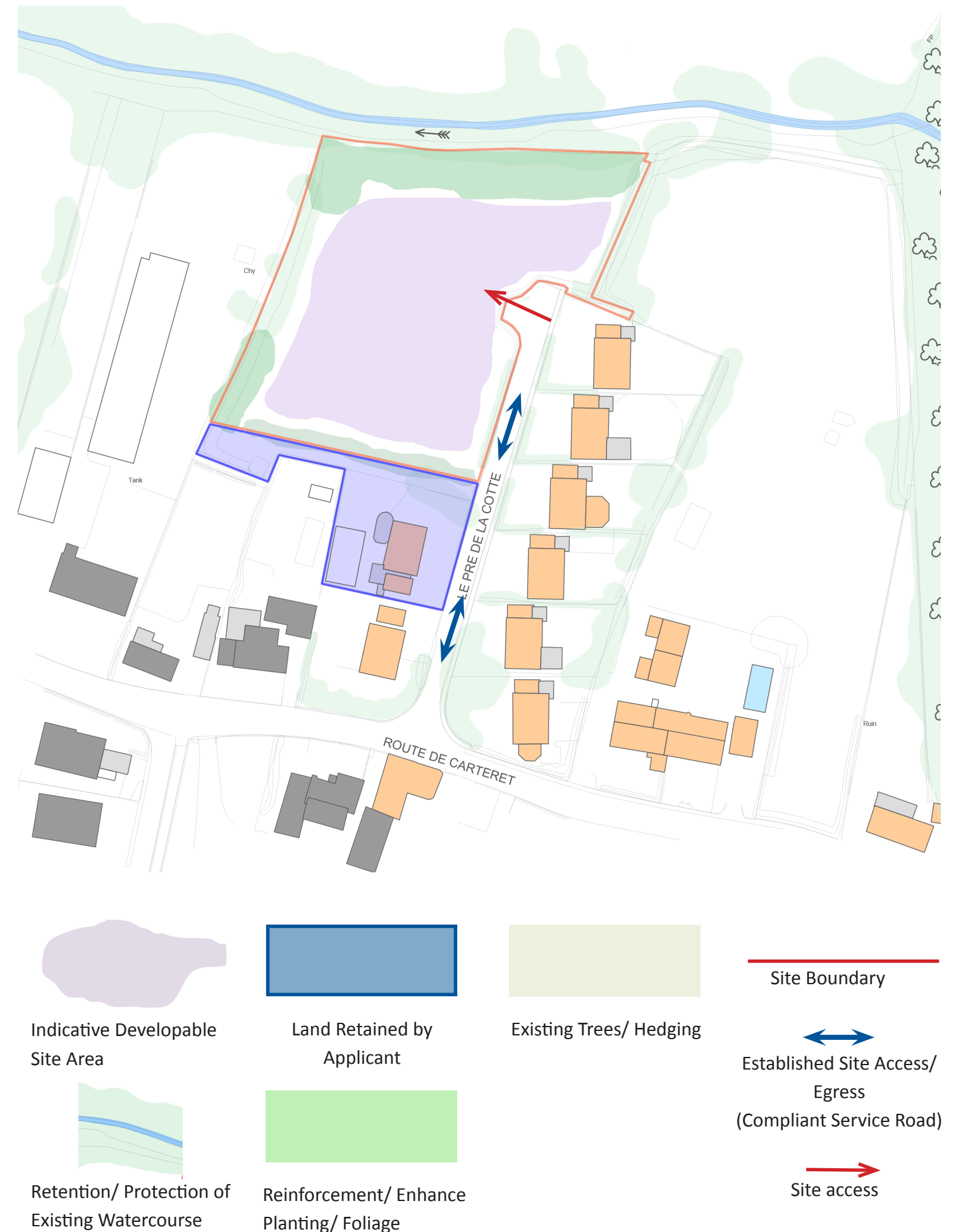


Image 6: Broad indicative land use diagram

8.10. Part P, Building Control access arrangements to be met.

8.11. Proposals for development must meet the requirements of the Guernsey Technical Standards relating to fire safety, which may include provision of a proper turning point (hammer head) within the new development or another option may be to improve the current turning area at the north end of Le Pre De La Cotte. Depending on the final design and layout of the development, there may also be a requirement to move and replace the old fire hydrant on Le Pre De La Cotte.

8.12. Proposals for development must take into account any requirements from Guernsey Electricity to ensure an adequate electricity supply. This is likely to include a local distribution feeder pillar within the proposed site boundary.

8.13. Adequate infrastructure must be provided to serve the proposed development, including additional foul water drainage services if required.

9. Waste Management Plan

9.1. Development Frameworks are required to include an outline Waste Management Plan (WMP) specific to the site in question. In this case there are limited opportunities to use existing materials as the land contains no existing structures. Subject to contamination testing the soil excavated from the site at the time of construction may be able to be reused as part of the proposed landscaping scheme.

9.2. Any waste which cannot be reused on site should be recycled via a licensed recycling facility where possible.

9.3. A particular sensitivity in this location is the proximity of the natural watercourse (dout running along the northern boundary). Guernsey Water should be consulted prior to works starting to ensure suitable protection measures are in place to prevent potential contamination into the dout and local water table.

9.4. Sustainable construction techniques are encouraged, such as preventing materials being over ordered.

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	Limited 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	<p>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.</p> <p>A Development Framework is required for sites over 0.125ha or proposals of 5 or more houses.</p>
GP1: Landscape Character and Open Land	<p>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.</p> <p>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.</p>

GP8: Design	<p>Development is expected to achieve a high standard of design which respects, and where appropriate, enhances the character of the environment.</p> <p>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.</p> <p>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.</p> <p>Lifetime Homes standards should be considered in accordance with policy GP8: Design (criterion g), and proposals for new residential units will be expected to demonstrate that they have been designed to take account of the requirements of disabled residents and the changing needs of occupants as they age and/or that the development has been designed in such a way that relevant design features can be easily added in the future when required.</p>
GP9: Sustainable Development	<p>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.</p> <p>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.</p>

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.
GP11: Affordable Housing	This policy and accompanying Supplementary Planning Guidance set out the level of affordable housing required if there is a net increase of 20 units or more on site.
GP18: Public Realm and Public Art	Any proposal should consider the relationship between the development and the public realm and should enhance where possible
IP1: Renewable Energy Production	Proposals for renewable energy installations (and ancillary and associated development) will be supported where they can be satisfactorily incorporated into the built form of the proposed development.
IP7: Private and Communal Car Parking	<p>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.</p> <p>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.</p>
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.

IP11: Small-scale Infrastructure Provision	Proposals for small-scale infrastructure provision will be supported where this would contribute to the maintenance and support of efficient and sustainable infrastructure, the applicant being required to demonstrate that the sharing or co-location of facilities, buildings, apparatus and support structures is not practically possible.
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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

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