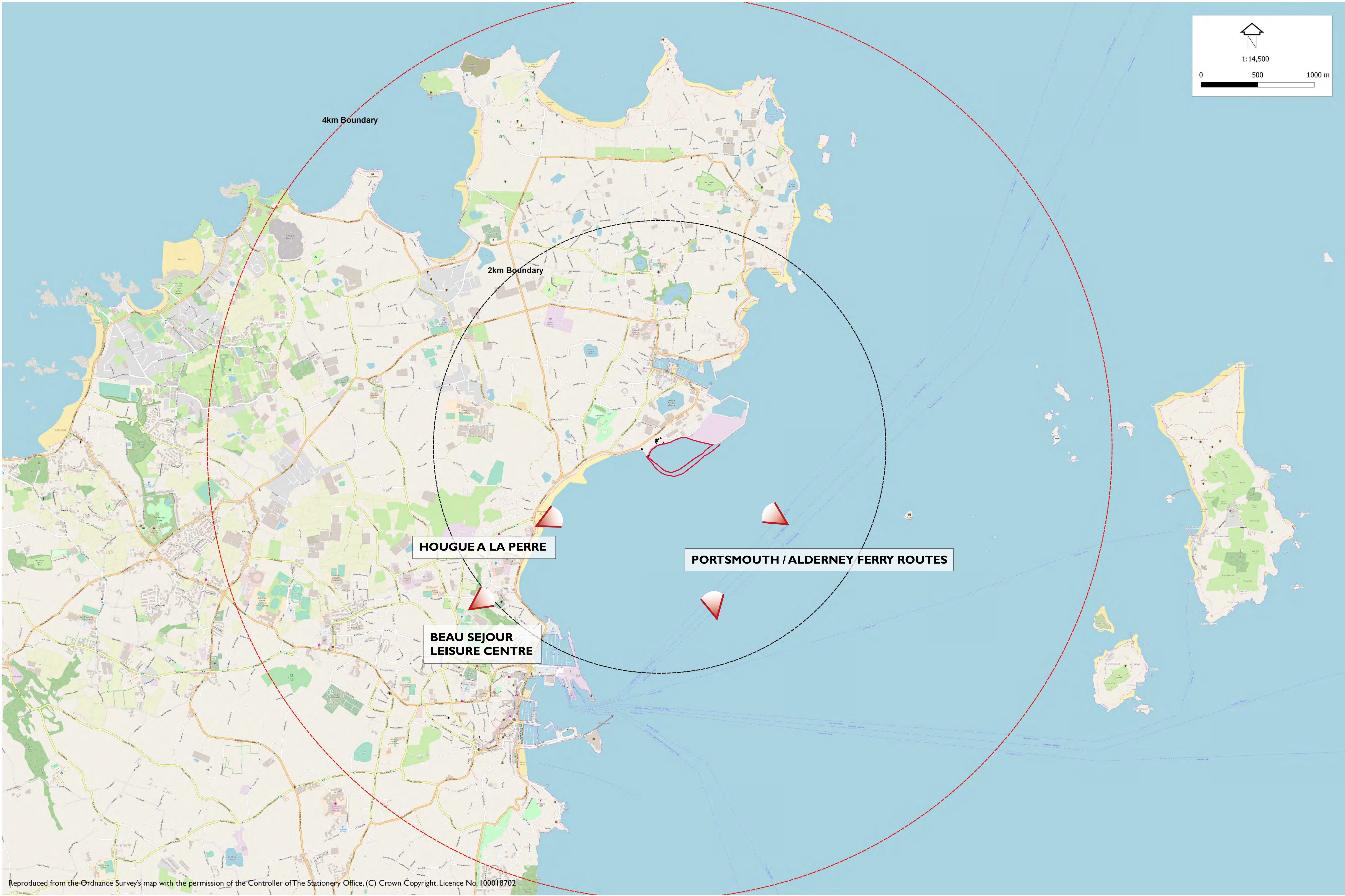


Appendix 16.3: Photomontages



Reproduced from the Ordnance Survey's map with the permission of the Controller of The Stationary Office, (C) Crown Copyright. Licence No. 100018702



View from Beau Sejour Leisure Centre, Guernsey - Existing



View from Beau Sejour Leisure Centre, Guernsey - Proposed



View from Hougue a la Perre, Guernsey - Existing



View from Hougue a la Perre, Guernsey - Proposed



Views from the Portsmouth/Alderney Ferry route, Guernsey - Existing



Views from the Portsmouth/ Alderney Ferry route, Guernsey - Proposed

Appendix 16.4: Photomontage Methodology

CONTENTS

TECHNICAL METHODOLOGY FOR PHOTOMONTAGES	2
1.1 Introduction.....	2
1.2 Photography:	2
1.3 Baseline photograph:	3
1.4 Lenses.....	3
1.5 Photography equipment:.....	3
1.6 Image composition.....	3
1.7 Camera Matching:.....	4
1.8 Texturing, Rendering & post production:.....	5
1.9 Reproduction:	5

TECHNICAL METHODOLOGY FOR PHOTOMONTAGES

I.1 Introduction

We have an established reputation within the environmental and landscape consultancy field in the production of photomontage for urban and rural developments. A Photomontage is produced using skill and artistic license to match a virtual camera with that of a real-world camera position and prepared using a combination of 2D rendered output models and reference imagery. It must be noted that this methodology differs from that of a fully verified view.

Note: Photographs, photomontages/ verified views cannot replicate a view as seen and they should only be considered a tool for assessment.

The methodology used by us to prepare photomontages accords with the following guidance documents:

- The Third Edition of the good practice 'Guidelines for Landscape and Visual Impact Assessment' 2013; produced by the Landscape Institute and Institute of Environmental Management & Assessment.
- Visual representation of development proposals (17 September 2019) Landscape Institute Technical Guidance Note 06/19

The visualisations covered by this methodology are classed as type 3 photomontages, as per the Landscape Institute Technical Guidance Note (06/19)

I.2 Photography:

Suitable weather conditions are sought so that the proposals will be clearly visible in the context of the view. It should be noted that taking photographs looking south during the winter due to the low angle of the sun can be problematic. We therefore endeavor to take the photographs at an appropriate time of day to reduce the chance of the site being in shadow or backlit. The photograph(s) correctly portray the view which is obtained at each selected representative viewpoint whilst avoiding obvious obstructions.

The camera is mounted on tripod at a height of 1.6m above existing ground level, which best represents the average human eye level. Where possible the tripod is positioned over a pre-surveyed feature which can be identified on the 3D model. A built-in spirit level is used to ensure that the camera is horizontal. For photography from for example a moving boat, the camera would be hand-held.

Photographs are taken in a RAW format using manual settings to enable the best quality results. The photographer takes note of the weather conditions and direction of view. All other details relating to the photograph are stored in the image EXIF data. If necessary, the original RAW file can be submitted as part of the verification process.

I.3 Baseline photograph:

A common-sense approach is applied to our photography and image composition with no one format or lens being suitable for all situations. As a rule, rural and coastal sites may generally require a “panoramic” format, whilst urban sites may require a more considered approach using alternative formats where appropriate.

Invariably the photographic format can often be dictated by the reproduction size. Most imagery is viewed electronically on screen or printed at A3 with the occasional use of A1 wide by A4 high (840 x 297mm) for panoramic views. Therefore, a sensible balance must be struck to place the proposal within meaningful context whilst providing clarity for the viewer.

Wherever possible, consultation with the relevant planning professional takes place on the matter and our final methodology is based on the most appropriate agreed set of professional guidelines.

I.4 Lenses

No ‘one size fits all’, and we will use the most appropriate set of lenses / formats to convey the view. Only prime lenses are used; in the following order of preference: 50mm, 28mm, 24mm, 24mm/Shift. Both landscape and portrait orientations are considered when planning the photography. The 50mm lens has always been regarded as the “standard” lens on a full frame 35mm camera and closest to the human eye when image printed at A3 and viewed at arm’s length. 50mm lenses are not always appropriate for all situations and so when viewing Photomontages based on other lenses, the observer must be aware of the limitations of the printed format. Alternative lenses are only selected when the viewpoint is close to the site. This means that even at a reduced printed scale, the observer is still able to identify all the features visible by the naked eye.

I.5 Photography equipment:

- Canon 5D full frame digital SLR camera (Full frame sensor)
- Canon EF 50mm f/1.4 STM lens
- Canon EF 28mm f/1.8 USM Lens
- Canon TS-E 24mm f/3.5 L II
- Manfrotto Tripod
- NN4-D16-Nodal Ninja NN4 Panorama head with RD-16 rotator base
- NN-EZ-Nodal Ninja EZ Leveler MKII
- Compass

I.6 Image composition.

A practical aesthetic approach is applied to our viewpoint photography, where good composition is important. We approach each viewpoint with the intention of capturing the view as perceived and experienced by the observer.

When the proposed development is at a distance, whilst the observer is aware of the wider area within their peripheral vision they tend to focus on the area in question. In these circumstances it is important to consider the limitations of printed technology. When representing proposals at a distance, the verified view is presented on a baseline photograph with a smaller field of view so that it can be reproduced at a scale suitable for viewing at a reasonable distance. To ensure that the viewer is provided with a representation of the wider context, a “representative” view with a larger field of view can be presented alongside to demonstrate this. This may be a single *frame photograph or panorama* and “*provides landscape and visual context only*”. Where a Landscape and Visual Impact Assessment is being carried out, the Representative Views form part of the Landscape and Visual Impact Assessment.

In most cases viewpoint photographs are taken so that the camera is level to the horizon, the verticals are not then distorted, and the proposals are in the center of the view. However, there are exceptions to this rule, such as:

1. Viewpoints from the top or bottom of a hill where the viewer naturally directs their line of site towards the focal point/s of the view. We may adjust the angle to ensure that we create a natural looking composition.
2. Slight rises vertically may also be necessary to pick up vital “tops” of features.
3. To allow the proposal to be assessed in context, a view may be adjusted to incorporate important features on the left or right-hand side meaning that the proposal may not always be in the center of the view.
4. The view is restricted (through an archway or along an avenue for example) where looking directly at the proposal is unnatural.
5. A famous view where composition is key (i.e.: a famous painting or photograph).
6. Shift/tilt lenses. Although the camera remains level the lens is “shifted” just enough to include the proposed development, or other features required, without including excessive sky. Due to the lens type the vertical elements of the photograph remain straight.

The original Canon RAW files are processed in Adobe Photoshop to adjust white balance, colour accuracy and sharpness. The images undergo further correction procedures to ensure the horizon is precisely horizontal and any barrel distortion is compensated for.

1.7 Camera Matching:

Irrespective of whether the final Photomontage is output as a single or composite panoramic image, each view is based upon a single rendered frame.

Viewpoint markers are used to tie the photograph to the CAD Camera view. These are surveyed features and points such as lamp posts, walls, boundaries and buildings; anything that has a known location.

The location accuracy and angle of view can also be checked by triangulating the position and preparing view line sections. This is a reliable method successfully used for location finding in the field.

I.8 Texturing, Rendering & post production:

3D Studio Max is used for applying the photorealistic surfaces and materials to the 3D model. Material references and planting sizes are based upon information provided by the Architects / Landscape Architect.

The exact resolution of the photograph is noted and used as the size for the final rendered output of the 3D Model view so that the two overlay each other precisely. Adobe Photoshop CC is used to blend the modelled information with the existing base line / base plate photograph.

I.9 Reproduction:

Each viewpoint within the document is supplied with all or some of the following information:

- Figure Number
- Viewpoint Number

The views are accompanied by a viewpoint location plan.

Appendix 16.5: List of Representative and Recognised Views

Appendix 16.5: List of Representative & Recognised Viewpoints

Item	Type of view	Type of View Representative View (RV) / Recognised Views (Rec V) - Strategic Views (SV)/ Guernsey Map Viewing Points (VP) View Description
RV1	RV, SV/ VP	Representative View and Strategic View from northern end of the Salerie Battery on the northern edge of St Peter Port looking north, north east, east and south east.
RV 2	RV, SV/ VP	Representative View at Beau Sejour Leisure Centre looking north east; also a Recognised Viewpoint: 360 degree Viewpoint (Guernsey Map) and Strategic View (looking north)
RV 3	RV	Representative View looking north west, north, north east, east and south east from Hougue a la Perre
RV 4	RV	Representative View looking north east and east across the Site from the concrete structure near Spur Point
RV 5	RV	Representative View from the rocks within the Site boundary at mid to low tide looking north-west across the Site.
RV 6	RV	Representative View looking south, south east from the Public Footpath by entrance to the residence across the Site towards St. Peter Port.
RV 7	RV	Representative View from public footpath and memorial bench near the Site boundary looking south-east, south (towards St Peter Port) and south west across the Site.
RV 8	RV	Representative View from roadside approach to Longue Hougue North (LHN) looking east towards the rock armour on the southern boundary of LHN (which is contiguous with the boundary of the Longue Hougue South Site) and the islands of Herm and Jethou.
RV 9	RV, SV/ VP	Representative View from Vale Castle looking south west towards the Site; also a Recognised viewpoint, 360 degree Viewpoint (Guernsey Map) and Strategic View.
RV 10	RV	Representative View from on board a boat on the nearest ferry route looking north west towards the Site.

Item	Type of view	Type of View Representative View (RV) / Recognised Views (Rec V) - Strategic Views (SV)/ Guernsey Map Viewing Points (VP) View Description
RV 11	RV	Representative View from Castle Cornet looking north towards the Site. Recognised View – The Strategic View is a framed view but scoped out as it is looking west towards Peter Port.
RV 12	RV SV VP	Viewpoint RV12: Representative View from Fort George looking north east towards the Site; also a Recognised Viewpoint – 180 degree Panorama (Guernsey Map) and Framed Strategic View.
RV 13	RV	Representative View from Halfway, on the coast adjacent to Les Bas Courtils coast road, looking north east towards the Site.
RV 14	RV, SV/	Representative View from Delancey Park looking east; also a Recognised Viewpoint- Strategic View, but looking south east to south west, so scoped out.

Appendix 16.6: Landscape Value Considerations from GLVIA3

Appendix 16.6: Value Criteria from GLVIA3

Box 5.1 Range of factors that can help in the identification of Valued Landscapes

Landscape Quality (Condition): *A measure of the physical state of the landscape. It may include the extent to which the typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements.*

Scenic quality/beauty: *The term is used to describe the appeal to the senses (primarily but not wholly the visual).*

Rarity: *The presence of rare elements or features in the landscape or the presence of a rare landscape character type.*

Representativeness: *Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.*

Conservation Interest: *The presence of features of wildlife, earth science, archaeological, or historical and cultural interest can add value to the landscape as well as having value in its own right.*

Recreational Value: *Evidence that the landscape is valued for recreational activity where experience of the landscape is important.*

Perceptual Aspects: *A landscape may be valued for its perceptual qualities notably wildness and/or tranquillity.*

Associations: *Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to the perceptions of natural beauty.*

And an additional item not in the box

Stakeholder feedback on what matters and why: *(including memories, associations and sensory experiences).*

Appendix 16.7: Table of Relevant Policies from the Island Development Plan

Appendix 16.7: Table of Relevant Policies from Island Development Plan and textual comment on the IDP

16.9.16 Policies are taken from the Island Development Plan (IDP) (2016), which:

is a Development Plan, prepared by the Development & Planning Authority (hereafter referred to as the Authority) under section 8 of the Land Planning and Development (Guernsey) Law, 2005, which sets out the land planning policies for the whole of Guernsey in a single document. The Island Development Plan deals with a wide range of land use and development issues, such as:

- *How physical and social infrastructure will be provided to support new development;*
- *How Guernsey's Main Centres and Local Centres will be developed;*
- *How the built and natural environment will be conserved and enhanced.*

16.9.17 The IDP divides the island into various areas such as the urban centres, the open landscape and the key industrial areas. The centres are further divided into Main Centres and their outer areas and Local Centres. The bulk of the population live and work in the Main Centres where settlement has occurred around the main ports, which function as gateways to Guernsey.

16.9.18 The Site lies in open undeveloped coastal/ marine area on the southern boundary of the current land reclamation site at Longue Hogue, which is near/on the outer boundary of the Main Centre Outer Area, which surrounds the St Sampson Main Centre, focused around St Sampson's Harbour. The IDP states that the Main Centre Outer Areas:

are the predominantly high density, mixed-use, urban areas which surround the Main Centres of Town and the Bridge. Whilst Main Centres are the core focus for economic and social growth, Main Centre Outer Areas provide capacity to accommodate uses and activity that in turn support the vitality and viability of the Main Centres.

16.9.19 The Site lies on the coast to include the beach, the shoreline, and the sea, with open views across the sea. It is located adjacent to Longue Hogue, which has been identified in the IDP as one of the four Key Industrial Areas:

providing the focus for industry and storage and distribution development....

It is a large, well established industrial area with existing waste management facilities located partially on reclaimed land with further reclamation underway.

16.9.20 Solid waste management is part of the infrastructure provision in Guernsey

20.3.1. Guernsey's solid waste facilities are an essential part of the Island's infrastructure and exist to safeguard public health and to protect the environment. ...The Waste Hierarchy is in order of priority: Prevention – Reuse – Recycling – Recovery – Disposal....

16.9.21 In the IDP, Policy IP2: Solid Waste Management Facilities states that

Development required to implement the States' Waste Strategy will be supported, providing it accords with all relevant policies of the Island Development Plan.

16.9.22 The IDP states that although proposals should accord with the IDP policies, there is a route to follow if an end use is different from that outlined in the IDP.

16.9.23 In support of this aim, several objectives are outlined and the most relevant to this report is Plan Objective 2: Manage the built and natural environment in accordance with the Strategic Land Use Plan and the Principal Aim of the IDP., which is

To conserve and enhance the high quality of the built and natural environment while appropriately balancing the protection of important buildings or structures and open and undeveloped land with the need to ensure that an adequate amount of land can be made available for meeting legitimate development requirements, in accordance with the Strategic Land Use Plan and the Principal Aim of the Island Development Plan.

16.9.24 Managing the built and natural environment includes enhancing and protecting it. This is further explained as follows with specific mention of how the underlying landscape character, combined with centuries of human intervention have contributed to 'the overall attractiveness and distinctiveness' of the island.:

2.2.11. The appearance, quality and specific features of Guernsey's built and natural environment contribute to its overall attractiveness and local distinctiveness. As a result of the underlying landscape character formed by the topography, natural landscape and climate of the Island, combined with centuries of human intervention through the construction of buildings, field boundaries and boundary walls, Guernsey has a highly regarded built and natural environment, which the Principal Aim of the Plan recognises the importance of protecting and enhancing.

16.9.25 The Strategic Land Use Plan notes that

2.2.14. ... there are valuable landscapes such as the coastal areas, open common, managed fields, valleys and escarpments that all contribute to the important local character of the rural environment.

16.9.26 The IDP states that

2.2.15. ..., it is recognised that there is a requirement to appropriately balance the protection of open and undeveloped land with the need to ensure that an adequate amount of land can be made available for meeting other legitimate development requirements.

Table: Policy relevant to landscape & visual considerations of the Site

Policy	Explanation
Policy S1 Spatial Policy,	The Spatial Policy is to concentrate the majority of new development in the Main Centres and the Main Centre Outer Areas to maintain the vitality of these areas, and to make provision for limited development in the Local Centres to support and enhance them as sustainable settlements and community focal points and to allow for development Outside of the Centres in identified specific circumstances, in accordance with the Strategic Land Use Plan.
Policy S4, Outside of the Centres,	<i>Outside of the Centres, support will be given for development that meets the requirements of the relevant specific policies of the Island Development Plan.</i>
Policy GP1, Landscape Character and Open Land,	<p><i>Proposals will not be supported if they would result in the unnecessary loss of open and undeveloped land which would have an unacceptable impact on the open landscape character of an area.</i></p> <p><i>Development will be supported where it:</i></p> <ul style="list-style-type: none"> <i>a. respects the relevant landscape character type within which it is set; and</i> <i>b. does not result in the unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area concerned; and,</i> <i>c. takes advantage, where practicable, of opportunities to improve visual and physical access to open and undeveloped land; and,</i> <i>d. accords with all other relevant policies of the Island Development Plan.</i> <p><i>Proposals for development that is considered to be significant in terms of scale, setting and appearance will normally be required to include a landscaping scheme.</i></p>
Policy GP8, Design (and sustainability)	<p><i>In order to achieve high standards of design which respects and, where appropriate, enhances the character of the environment, proposals for new development will be expected to:</i></p> <ul style="list-style-type: none"> <i>a. achieve a good standard of architectural design, including the design of necessary infrastructure and facilities; and,</i> <i>b. demonstrate the most effective and efficient use of land; and,</i> <i>c. respect the character of the local built environment or the open landscape concerned; and,</i>

Policy	Explanation
	<p>d. <i>consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/ communal open space; and,</i></p> <p>e. <i>provide soft and hard landscaping where this reinforces local character and distinctiveness and/or mitigates the impacts of development and/or contributes to more sustainable construction; and,</i></p> <p>f. <i>demonstrate accessibility to and within a building for people of all ages and abilities; and,</i></p> <p>g. <i>with regard to residential development, offers flexible and adaptable accommodation that is able to respond to people's needs over time.</i></p> <p><i>Within areas of higher protection, such as Sites of Special Significance, Areas of Biodiversity Importance and Conservation Areas, and where development relates to protected buildings or protected monuments or their settings, development will be expected to conserve the particular special interest of those areas or buildings and the relevant policies relating to those areas shall apply.</i></p>
<p>Policy IP2: Solid Waste Management Facilities</p>	<p>The IDP states that</p> <p><i>Development required to implement the States' Waste Strategy will be supported, providing it accords with all relevant policies of the Island Development Plan.</i></p> <p><i>Proposals for development or redevelopment of waste management facilities within the St Sampson's Harbour Action Area, will be supported where they are in accordance with the Principal Aim and relevant Plan Objectives, the Spatial Policy and the relevant Local Planning Brief for the area.</i></p> <p><i>Where there is not an approved Local Planning Brief for the St Sampson's Harbour Action Area, or where a proposed development is of a minor or inconsequential nature, proposals will be supported providing that the development:</i></p> <p><i>a. would not prejudice the outcome of the Local Planning Brief process; or, b. would not inhibit the implementation of an approved Local Planning Brief; and,</i></p> <p><i>c. would accord with all other relevant policies of the Island Development Plan.</i></p> <p><i>Other than within the Longue Hougue Key Industrial Area, proposals for new waste management facilities required as part of the States'</i></p>

Policy	Explanation
	<p><i>Waste Strategy will be regarded as Development of Strategic Importance (see Policy S5: Development of Strategic Importance).</i></p> <p><i>Other new waste management facilities will only be permitted where they are located within Key Industrial Areas or Key Industrial Expansion Areas and accord with all other relevant policies of the Island Development Plan.</i></p> <p><i>Proposals for alterations or extensions to existing waste management facilities on sites other than Longue Hougue and Mont Cuet will be considered on a case-by-case basis and must be an integral part of the States' Waste Strategy or required to comply with Environmental Health waste licensing or other legal requirements.</i></p> <p><i>In all cases, development must be appropriately located having regard to the Spatial Policy and must accord with all other relevant policies of the Island Development Plan. Facilities that are intended for personal use, such as bring bank sites, should be located in Main Centres, Main Centre Outer Areas or Local Centres. Sites Outside of the Centres will only be acceptable where it can be demonstrated that no suitable sites are available within a Centre. Where possible these should be located in close proximity to other community facilities.</i></p>

Appendix 16.8: Landscape and Visual Scoped Out Cumulative Effects

Appendix 16.8: Landscape and Visual Scoped Out Cumulative Effects

Landscape Cumulative Effects Scoping Exercise

Scoped in Projects/Sites indicated in Orange and those Scoped out indicated in Blue

ID	Project Name	Description	Planning code		Timsecales if known	Dist from LHS (m)	Scope for Cumulative Impact
29	Mont Crevelt Breakwater Longue Hougue St. Sampson .	Infill existing temporary opening formed in existing breakwater as part of works for St. Sampsons marina project	FULL/2018/0218	B003540000		0	<ul style="list-style-type: none"> Landscape – Direct effects on Character Area 5A and potentially very limited indirect effects on the site Character Area 5B and from Character Area 3 and at a distance from Character Area 1 and 4 Works of a minor nature in a location away from the proposed LHS scheme, potentially completed before construction starts
4	Pont Colliche (Formerly "Bickleigh") Salt Pans Road St. Sampson .	Variations to plans previously approved to demolish existing dwelling and erect 18 residential units (Revised Scheme) - alterations to roadside windows and replace external granite to facade with smooth rendered finish (units 1 - 4).	FULL/2018/0185	B008810000		1129	<ul style="list-style-type: none"> Landscape - scoped out

1	1 Doyle Road St. Peter Port .	Re-development of site to create 8 houses and 1 flat with associated parking areas.	FULL/2017/3013	A114570000		2661.8	<ul style="list-style-type: none"> Landscape - scoped out
5	Pont Colliche Salt Pans Road St. Sampson .	Variation to plans previously approved for Residential Development - Demolish existing dwelling and erect 18 residential units - reposition solar panels to front roof slope.	FULL/2018/1113	B008810000		1130	<ul style="list-style-type: none"> Landscape - scoped out
24	Le Murier School Baubigny Farm Lane St. Sampson .	Install 4 cabins and 'stores' building to provide units of independent living (revised).	FULL/2018/1296	B009280000		1435.8	<ul style="list-style-type: none"> Landscape - scoped out
17	Hotel Dunchoille Guelles Road St. Peter Port .	Redevelopment of site to create 14 apartments with parking and landscaping (revised).	FULL/2018/1259	A102730000		2039	<ul style="list-style-type: none"> Landscape - scoped out
10	Duval Lodge Le Murier St. Sampson .	Erect 7ft retaining wall (retrospective), install 6ft timber fence above retaining wall (east boundary) and install entrance gates (west boundary).	FULL/2018/1927	B008940000		900	<ul style="list-style-type: none"> Landscape - Scoped out
25	Le Vieux Jardin off Courtil Le Clement Vale .	Erect 20 one bedroom flats comprising Supported Housing and 8 one bedroom dwellings within an Autism Unit, construct associated access road and 29 parking spaces - Variations to design of staff accommodation and communal areas to Autism Unit previously a	FULL/2017/0129	C013310000		1724	<ul style="list-style-type: none"> Landscape - Scoped out
30	Longue Hougue South Industrial & Reclamation Area Bulwer	Temporary re-location (for a period of 24 months) of the household waste recycling facility and	FULL/2017/0101	B003540000		0	<ul style="list-style-type: none"> Landscape—Indirectly Character Area 5 and directly

	Avenue St. Sampson .	development of a construction lay down area associated with the development of the Longue Hougue waste facility.					effects Character Area 5B and partly intervisible from Character Area 3 and at a distance Character Area 1 and 4 <ul style="list-style-type: none"> These works are temporary only and the baseline situation would be restored after 24 months.
48	Warrys Bakery Le Grand Bouet St. Peter Port .	Variations to plans previously approved to erect 20 residential units with parking and landscaping - revised design to Block E, alterations to parking, entrance and roadside walls to Ivy Castle lane and Grand Bouet.	FULL/2017/0320	A100260000		1600	<ul style="list-style-type: none"> Landscape - scoped out
32	Millbrook & Niardua Guelles Road St. Peter Port .	Variations to plans previously approved to provide 20 flats - Demolish "Millbrook" and erect 4 flats, reposition units 13-20 with alterations to fenestration and demolish and reconstruction of communal store.	FULL/2017/0303	A102120000		2384	<ul style="list-style-type: none"> Landscape - scoped out
8/9	Duke Of Normandie Hotel Berthelot Street/Lefebvre Street St. Peter Port.	Variations to plans previously approved to demolish cottage and outbuildings and erect a block of 15 ensuite bedrooms in courtyard - Construct roof terrace/cafe.	FULL/2017/1001	A200580000		2431	<ul style="list-style-type: none"> Landscape - scoped out
2	Admiral Park, St. Peter Port .	Erection of residential, office, retail, leisure and day nursery facilities at various sites.	OP/2016/0796	A104690000		1422	<ul style="list-style-type: none"> Landscape - Scoped out

49	Warrys Bakery Le Grand Bouet, St. Peter Port .	Demolish former bakery and erect 20 residential units with associated parking and landscaping (Reserved Matters)	RES/2016/0640	A100260000		1319	<ul style="list-style-type: none"> Landscape - Scoped out
15	Guernsey Prison Baubigny Road Les Nicolles, St. Sampson .	Erect a timber outbuilding for use as a retail shop.	FULL/2016/2348	B012240000		1346	<ul style="list-style-type: none"> Landscape - Scoped out
45	Upham's Yard Les Amballes, St. Peter Port .	Erect 14 flats and 3 dwellings with associated parking (revised).	FULL/2016/1534	A109030000		1811	<ul style="list-style-type: none"> Landscape – Scoped out
8/9	Duke Of Normandie Hotel Berthelot Street, St. Peter Port .	Demolish cottage and outbuildings and erect a block of 15 ensuite bedrooms in courtyard.	FULL/2016/1238	A200580000		2411	<ul style="list-style-type: none"> Landscape - Scoped out
35	Petite Fontaine Les Petites Fontaines Queens Road, St. Peter Port .	Erect terrace of 10 dwellings with associated parking.	FULL/2016/1381	A30650C000		3040	<ul style="list-style-type: none"> Landscape - Scoped out
16	Half Moon Cafe La Vallette, St. Peter Port .	Create terrace and install railway sleepers (north-west of site).	FULL/2016/1382	A411110000		2903	<ul style="list-style-type: none"> Landscape - Scoped out
3	Land to front of St Damians Les Grandes Maisons Road, St. Sampson .	Erect 2.5 storey dwelling, create vehicular access (Revised).	FULL/2016/1737	B00130A000		267	<ul style="list-style-type: none"> Landscape – scoped out
37	Bickleigh Salt Pans Road, St. Sampson .	Residential development - Erect extension and sub- divide existing dwelling to create 6 units of accommodation and erect additional 14 units of accommodation.	FULL/2016/0733	B008810000		1122	<ul style="list-style-type: none"> Landscape – Scoped out
28	Leale's Yard Bridge Avenue, Vale .	Demolition of existing buildings on the Bridge/derelict buildings within the site; and the development of two buildings together comprising 109 new	FULL/2016/0541	C007500000		778	<ul style="list-style-type: none"> Landscape – Scoped out

		residential units and 1,049m2 of ground floor commercial/retail space, together with associated car parkin					
6	Co-op Homemaker Lowlands Industrial Estate Braye Road, Vale .	Demolition of the existing Co-op Homemaker Store at Lowlands Industrial Estate and the construction of two retail blocks (four individual units) comprising a total of 2,600 m2 of retail space, together with 72 car parking spaces and associated external w	FULL/2016/0542	C00792B000		1046	<ul style="list-style-type: none"> Landscape - Scoped out
40	Site to rear of Le Bouillon House St. George's Esplanade, St. Peter Port .	Erect 3 dwellings with associated car parking and create new vehicular access onto St Clements Road (Revised).	FULL/2016/1150	A107240000		1669	<ul style="list-style-type: none"> Landscape – Effects Character Area 2 and partly intervisible Small scale development and set back from St George's Esplanade reducing intervisibility and indirect effects to barely perceptible levels.
41	Site within Rodley Park Estate Mont Morin, St. Sampson .	Erect terrace of three dwellings and additional parking area (revised) - install additional roof light (east elevation).	FULL/2016/0931	B001320000		424	<ul style="list-style-type: none"> Landscape – Scoped Out
24	Longue Hougue Reclamation Site Bulwer Avenue, St. Sampson .	Erect a waste transfer station building, with associated hardstanding for up to 180 shipping containers and ancillary plant including a 20 metre high chimney, two weighbridges, fire	FULL/2016/0001	B003540000		0	<ul style="list-style-type: none"> Landscape - Scoped out

		water tank and pump house, electricity sub-station and fuel storage area					
33	Millbrook & Niardua Guelles Road, St. Peter Port .	Redevelop site - Demolish 'Niardua' and erect 16 apartments and convert and extend 'Millbrook' to provide 4 apartments with associated parking and landscaping.	FULL/2016/0066	A102120000		2066	<ul style="list-style-type: none"> Landscape – Scoped out
22	Belstone Les Grandes Maisons Road, St. Sampson .	Erect four two and a half storey semi-detached dwellings, remove section of side boundary wall to create vehicular access and remove sections of front boundary wall to form pedestrian gateways. (Revised Scheme).	FULL/2017/2148	B001290000		268	<ul style="list-style-type: none"> Landscape – Scoped out
11	Field at Longfield Maurepas Road, St. Peter Port .	Erect 6 new dwellings with associated parking and landscaping, remove roadside hedge and erect new wall on south boundary	FULL/2017/2031	A102180000		2294	<ul style="list-style-type: none"> Landscape – scoped out
50	Belgrave Vinery	15ha housing allocation, EY: 158-285. Sites b and c assessed as being of high sensitivity to change with regard to flood risk.	N/A	SSV120a,b &c		765	<ul style="list-style-type: none"> Landscape – Effects Character Area 2 directly and partly intervisible with scheme and Character Area 3 Located on low lying land to the rear of frontage housing on Les Banques which effectively will contain this large development preventing any meaningful

							indirect relationship with the foreshore and with the LHS Character Area 5B.
51	Cleveley's Vinery	0.89ha allocated housing development site, EY: 19-29. A redundant vinery occupies the western half of the site, the rest is greenfield.	N/A	SSV071		1272	<ul style="list-style-type: none"> Landscape - Scoped out
53	Franc Fief	4.53ha housing allocation, EY: 133-263. All of site is considered available and deliverable.	N/A	SSV122		811	<ul style="list-style-type: none"> Landscape – Scoped out
56	Les Bas Courtils	0.63ha housing allocation, EY: 6-12. Comprises a former orchard and vinery.	N/A	SSV129		395	<ul style="list-style-type: none"> Landscape – Effects Character Area 2 and partly intervisible with scheme and Character Areas 3 and at a distance Character Area 1 This development lies predominantly on land to the rear of frontage housing on Les Bas Courtils which effectively will contain this medium to small scale development preventing any meaningful indirect relationship with the foreshore and with the LHS in

							Character Area 5B
57	Pointes Rocques	2.15ha housing allocation, EY: 75-125. Comprises of a part disused and part working vinery.	N/A	SSV123		721	<ul style="list-style-type: none"> Landscape-Scoped out
58	Saltpans	2.4ha housing allocation, EY: 84-154. All of site considered to be available and deliverable. Northern 70% is in a flood zone.	N/A	SSV121		1022	<ul style="list-style-type: none"> Landscape-Scoped out
54	Le Maresquet	0.68 ha approved DF, estimates 21-38 dwellings. See gov.gg/lemaresquet for map.				1164	<ul style="list-style-type: none"> Landscape - Scoped out
55	Leales Yard Regeneration Area	11.9 ha housing allocation, EY:135-352 permission has now lapsed. High density option: 400 units and 2000m ² of commercial/retail/community space. Low density option: 200 units and 1000m ² .		SSV124		780	<ul style="list-style-type: none"> Landscape – Scoped out
52	Data Park	4.1ha approved housing development, mapped.				1174	<ul style="list-style-type: none"> Landscape – Scoped out
60	St Sampson's	Extension to school; TIA has been ordered.				1141	<ul style="list-style-type: none"> Landscape – Scoped out

Visual Cumulative Effects Scoping Exercise

Scoped in Projects/Sites indicated in Orange and those Scoped out indicated in Blue

ID	Project Name	Description	Planning code		Timsecales if known	Dist from LHS (m)	Scope for Cumulative Impact
29	Mont Crevelt Breakwater Longue	Infill existing temporary opening formed in existing breakwater as part of works for St.	FULL/2018/0218	B003540000			<ul style="list-style-type: none"> Visual – Effecting receptors at

	Hougue St. Sampson .	Sampsons marina project				0	RV9 Vale Castle, at RV 8 Longue Hougue North, RV3 Hougue a la Perre and RV10, experiencing sea views from the Portsmouth ferry
4	Pont Colliche (Formerly "Bickleigh") Salt Pans Road St. Sampson .	Variations to plans previously approved to demolish existing dwelling and erect 18 residential units (Revised Scheme) - alterations to roadside windows and replace external granite to facade with smooth rendered finish (units 1 - 4).	FULL/2018/0185	B008810000		1129	<ul style="list-style-type: none"> Visual - Scoped out, no or imperceptible intervisibiity
1	1 Doyle Road St. Peter Port .	Re-development of site to create 8 houses and 1 flat with associated parking areas.	FULL/2017/3013	A114570000		2661.8	<ul style="list-style-type: none"> Visual - Scoped out, no or imperceptible intervisibiity
5	Pont Colliche Salt Pans Road St. Sampson .	Variation to plans previously approved for Residential Development - Demolish existing dwelling and erect 18 residential units - reposition solar panels to front roof slope.	FULL/2018/1113	B008810000		1130	<ul style="list-style-type: none"> Visual - Scoped out no or imperceptible intervisibiity
24	Le Murier School Baubigny Farm Lane St. Sampson .	Install 4 cabins and 'stores' building to provide units of independent living (revised).	FULL/2018/1296	B009280000		1435.8	<ul style="list-style-type: none"> Visual - Scoped out, no or imperceptible intervisibiity
17	Hotel Dunchoille Guelles Road St. Peter Port .	Redevelopment of site to create 14 apartments with parking and landscaping (revised).	FULL/2018/1259	A102730000		2039	<ul style="list-style-type: none"> Visual - Scoped out, no or imperceptible intervisibiity
10	Duval Lodge Le Murier St. Sampson .	Erect 7ft retaining wall (retrospective), install 6ft timber fence above retaining wall (east	FULL/2018/1927	B008940000		900	<ul style="list-style-type: none"> Visual - Scoped out, no or

		boundary) and install entrance gates (west boundary).					imperceptible intervisiibty
25	Le Vieux Jardin off Courtil Le Clement Vale .	Erect 20 one bedroom flats comprising Supported Housing and 8 one bedroom dwellings within an Autism Unit, construct associated access road and 29 parking spaces - Variations to design of staff accommodation and communal areas to Autism Unit previously a	FULL/2017/0129	C013310000		1724	<ul style="list-style-type: none"> Visual - Scoped out, no or imperceptible intervisiibty
30	Longue Hougue South Industrial & Reclamation Area Bulwer Avenue St. Sampson .	Temporary re-location (for a period of 24 months) of the household waste recycling facility and development of a construction lay down area associated with the development of the Longue Hougue waste facility.	FULL/2017/0101	B003540000		0	<ul style="list-style-type: none"> Visual – Effecting receptors at RV9 Vale Castle, from RV 8 Longue Hougue North, RV3 Hougue a la Perre and RV10, experiencing sea views from the Portsmouth ferry
48	Warrys Bakery Le Grand Bouet St. Peter Port .	Variations to plans previously approved to erect 20 residential units with parking and landscaping - revised design to Block E, alterations to parking, entrance and roadside walls to Ivy Castle lane and Grand Bouet.	FULL/2017/0320	A100260000		1600	<ul style="list-style-type: none"> Visual- Effecting receptors at RV2 the Beau Sejour Leisure Centre and Bailiwick viewpoint
32	Millbrook & Niardua Guelles Road St. Peter Port .	Variations to plans previously approved to provide 20 flats - Demolish "Millbrook" and erect 4 flats, reposition units 13-20 with alterations to fenestration and demolish and reconstruction of communal store.	FULL/2017/0303	A102120000		2384	<ul style="list-style-type: none"> Visual- Scoped out, no or imperceptible intervisiibty

8/9	Duke Of Normandie Hotel Berthelot Street/Lefebvre Street St. Peter Port.	Variations to plans previously approved to demolish cottage and outbuildings and erect a block of 15 ensuite bedrooms in courtyard - Construct roof terrace/cafe.	FULL/2017/1001	A200580000		2431	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisibiity
2	Admiral Park, St. Peter Port .	Erection of residential, office, retail, leisure and day nursery facilities at various sites.	OP/2016/0796	A104690000		1422	<ul style="list-style-type: none"> Visual – Effecting receptors at RV2 the Beau Sejour Leisure Centre and Bailiwick viewpoint
49	Warrys Bakery Le Grand Bouet, St. Peter Port .	Demolish former bakery and erect 20 residential units with associated parking and landscaping (Reserved Matters)	RES/2016/0640	A100260000		1319	<ul style="list-style-type: none"> Visual - Effecting receptors at RV2 the Beau Sejour Leisure Centre and Bailiwick viewpoint
15	Guernsey Prison Baubigny Road Les Nicolles, St. Sampson .	Erect a timber outbuilding for use as a retail shop.	FULL/2016/2348	B012240000		1346	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisibiity
45	Upham's Yard Les Amballes, St. Peter Port .	Erect 14 flats and 3 dwellings with associated parking (revised).	FULL/2016/1534	A109030000		1811	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisibiity
8/9	Duke Of Normandie Hotel Berthelot Street, St. Peter Port .	Demolish cottage and outbuildings and erect a block of 15 ensuite bedrooms in courtyard.	FULL/2016/1238	A200580000		2411	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisibiity
35	Petite Fontaine Les Petites Fontaines Queens Road, St. Peter Port .	Erect terrace of 10 dwellings with associated parking.	FULL/2016/1381	A30650C000		3040	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisibiity
16	Half Moon Cafe La Vallette, St. Peter Port .	Create terrace and install railway sleepers (north-west of site).	FULL/2016/1382	A411110000		2903	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisibiity

3	Land to front of St Damians Les Grandes Maisons Road, St. Sampson .	Erect 2.5 storey dwelling, create vehicular access (Revised).	FULL/2016/1737	B00130A000		267	<ul style="list-style-type: none"> Visual – Effecting Receptors at RV14 Delancey Park
37	Bickleigh Salt Pans Road, St. Sampson .	Residential development - Erect extension and sub-divide existing dwelling to create 6 units of accommodation and erect additional 14 units of accommodation.	FULL/2016/0733	B008810000		1122	<ul style="list-style-type: none"> Visual- Scoped out, no or imperceptible intervisibiity
28	Leale's Yard Bridge Avenue, Vale .	Demolition of existing buildings on the Bridge/derelict buildings within the site; and the development of two buildings together comprising 109 new residential units and 1,049m2 of ground floor commercial/retail space, together with associated car parkin	FULL/2016/0541	C007500000		778	<ul style="list-style-type: none"> Visual- Scoped out, no or imperceptible intervisibiity
6	Co-op Homemaker Lowlands Industrial Estate Braye Road, Vale .	Demolition of the existing Co-op Homemaker Store at Lowlands Industrial Estate and the construction of two retail blocks (four individual units) comprising a total of 2,600 m2 of retail space, together with 72 car parking spaces and associated external w	FULL/2016/0542	C00792B000		1046	<ul style="list-style-type: none"> Visual- Scoped out, no or imperceptible intervisibiity
40	Site to rear of Le Bouillon House St. George's Esplanade, St. Peter Port .	Erect 3 dwellings with associated car parking and create new vehicular access onto St Clements Road (Revised).	FULL/2016/1150	A107240000		1669	<ul style="list-style-type: none"> Visual- Scoped out, no or imperceptible intervisibiity
41	Site within Rodley Park Estate Mont Morin, St. Sampson .	Erect terrace of three dwellings and additional parking area (revised) - install additional roof light (east elevation).	FULL/2016/0931	B001320000		424	<ul style="list-style-type: none"> Visual- Scoped out, no or imperceptible intervisibiity

24	Longue Hougue Reclamation Site Bulwer Avenue, St. Sampson .	Erect a waste transfer station building, with associated hardstanding for up to 180 shipping containers and ancillary plant including a 20 metre high chimney, two weighbridges, fire water tank and pump house, electricity sub-station and fuel storage area	FULL/2016/0001	B003540000		0	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisiibty
33	Millbrook & Niardua Guelles Road, St. Peter Port .	Redevelop site - Demolish 'Niardua' and erect 16 apartments and convert and extend 'Millbrook' to provide 4 apartments with associated parking and landscaping.	FULL/2016/0066	A102120000		2066	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisiibty
22	Belstone Les Grandes Maisons Road, St. Sampson .	Erect four two and a half storey semi-detached dwellings, remove section of side boundary wall to create vehicular access and remove sections of front boundary wall to form pedestrian gateways. (Revised Scheme).	FULL/2017/2148	B001290000		268	<ul style="list-style-type: none"> Visual - Effecting receptors at RV14 Delancey Park
11	Field at Longfield Maurepas Road, St. Peter Port .	Erect 6 new dwellings with associated parking and landscaping, remove roadside hedge and erect new wall on south boundary	FULL/2017/2031	A102180000		2294	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisiibty
50	Belgrave Vinery	15ha housing allocation, EY: 158-285. Sites b and c assessed as being of high sensitivity to change with regard to flood risk.	N/A	SSV120a,b &c		765	<ul style="list-style-type: none"> Visual – Effecting receptors at RV2 the Beau Sejour Leisure Centre and Bailiwick viewpoint and V3b From Hougue a la Perre
51	Cleveley's Vinery	0.89ha allocated housing development site, EY: 19-29. A	N/A	SSV071		1272	<ul style="list-style-type: none"> Visual-Scoped out, no or

		redundant vinery occupies the western half of the site, the rest is greenfield.					imperceptible intervisiibty
53	Franc Fief	4.53ha housing allocation, EY: 133-263. All of site is considered available and deliverable.	N/A	SSV122		811	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisiibty
56	Les Bas Courtils	0.63ha housing allocation, EY: 6-12. Comprises a former orchard and vinery.	N/A	SSV129		395	<ul style="list-style-type: none"> Visual - Effecting receptors at RV14 Delancey Park, RV3 at Hougue a La Perre and RV10, experiencing sea views from the Portsmouth ferry and effecting receptors at RV2 the Beau Sejour Leisure Centre and Bailiwick viewpoint
57	Pointes Rocques	2.15ha housing allocation, EY: 75-125. Comprises of a part disused and part working vinery.	N/A	SSV123		721	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisiibty
58	Saltpans	2.4ha housing allocation, EY: 84-154. All of site considered to be available and deliverable. Northern 70% is in a flood zone.	N/A	SSV121		1022	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisiibty
54	Le Maresquet	0.68 ha approved DF, estimates 21-38 dwellings. See gov.gg/lemaresquet for map.				1164	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisiibty
55	Leales Yard Regeneration Area	11.9 ha housing allocation, EY:135-352 permission has now lapsed. High density option: 400 units and 2000m ² of commercial/retail/com		SSV124		780	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisiibty

		munity space. Low density option: 200 units and 1000m ² .					
52	Data Park	4.1ha approved housing development, mapped.				1174	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisibiity
60	St Sampson's	Extension to school; TIA has been ordered.				1141	<ul style="list-style-type: none"> Visual-Scoped out, no or imperceptible intervisibiity

Appendix 16.9: Indicative Sketch Idea Showing Peripheral Planting Areas, Access and Views

Appendix 16.9: Indicative sketch idea showing peripheral planting areas, access and views

