



# La Vigne Development Framework

Supplementary Planning Guidance December 2019



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# 1. Introduction

**1.1.** This Development Framework provides planning guidance for the potential residential development of the land adjacent to La Vigne, St Peter Port. It provides broad, comprehensive and practical guidance on how the policies in the Island Development Plan (IDP) will be applied to the site, and sets out an appraisal of the site and wider area. This Development Framework is 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 on Guelles Road on the northern outskirts of St Peter Port, near Amherst School and Beau Sejour Leisure Centre. The site area is approximately 0.98 hectares (6.0 vergées) and is currently undeveloped aside from an existing house known as La Vigne. Image 1 shows the site outlined in red on an extract from the Island Development Plan (IDP) Proposals Map.

## 3. Planning Policy Context

**3.1.** Under the policies of the Island Development Plan (IDP), this site falls within the St Peter Port Main Centre Outer Area. The site is not reserved for a use (e.g a Housing Allocation or a Key Industrial Area) and therefore IDP policies state that the site could in principle be developed for a range of alternative uses. This Development Framework has been prepared to guide residential development, but does not in itself preclude the production of Development Frameworks for other uses.

**3.2.** Part of the site is designated as Important Open Land, which is restricted from new development. The 2014 Strategic Housing Land Availability Assessment notes that there are no known market or cost factors inhibiting development of the site.

**3.3.** The area of land is not designated other than for Important Open Land. Policy MC2 Housing in Main Centres and Main Centre Outer Area, supports new housing where the development accords with all other relevant policies of the IDP and, where able to, provides an appropriate mix and type of dwellings.

**3.4.** Individual policies of the IDP should not normally be read in isolation or taken out of context. The policies that are considered to be particularly relevant to the site are listed in Appendix 1. The specific policy wording of the IDP, including the preceding text, annexes and Supplementary Planning Guidance (SPG), should be referred to in drawing up detailed development proposals.

**3.5.** The site lies within the St Peter Port Conservation Area (see section 4 for more details).

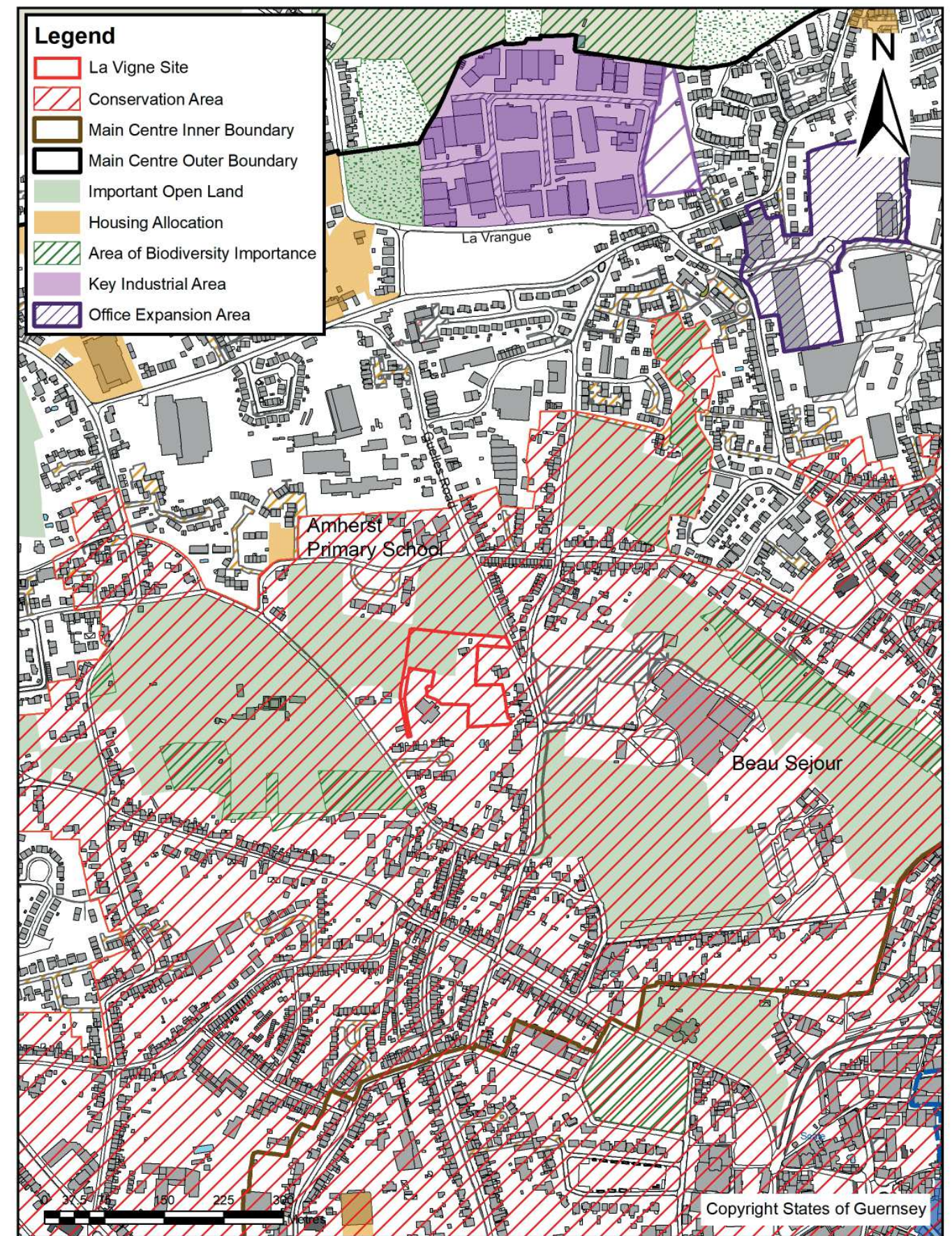


Image 1: IDP context map with the site outlined in red





**Photo 1** - Amherst Primary School



**Photo 2** - Beau Sejour Access Road



**Photo 3** - Beau Sejour Leisure Centre



**Photo 4** - Important Open Land

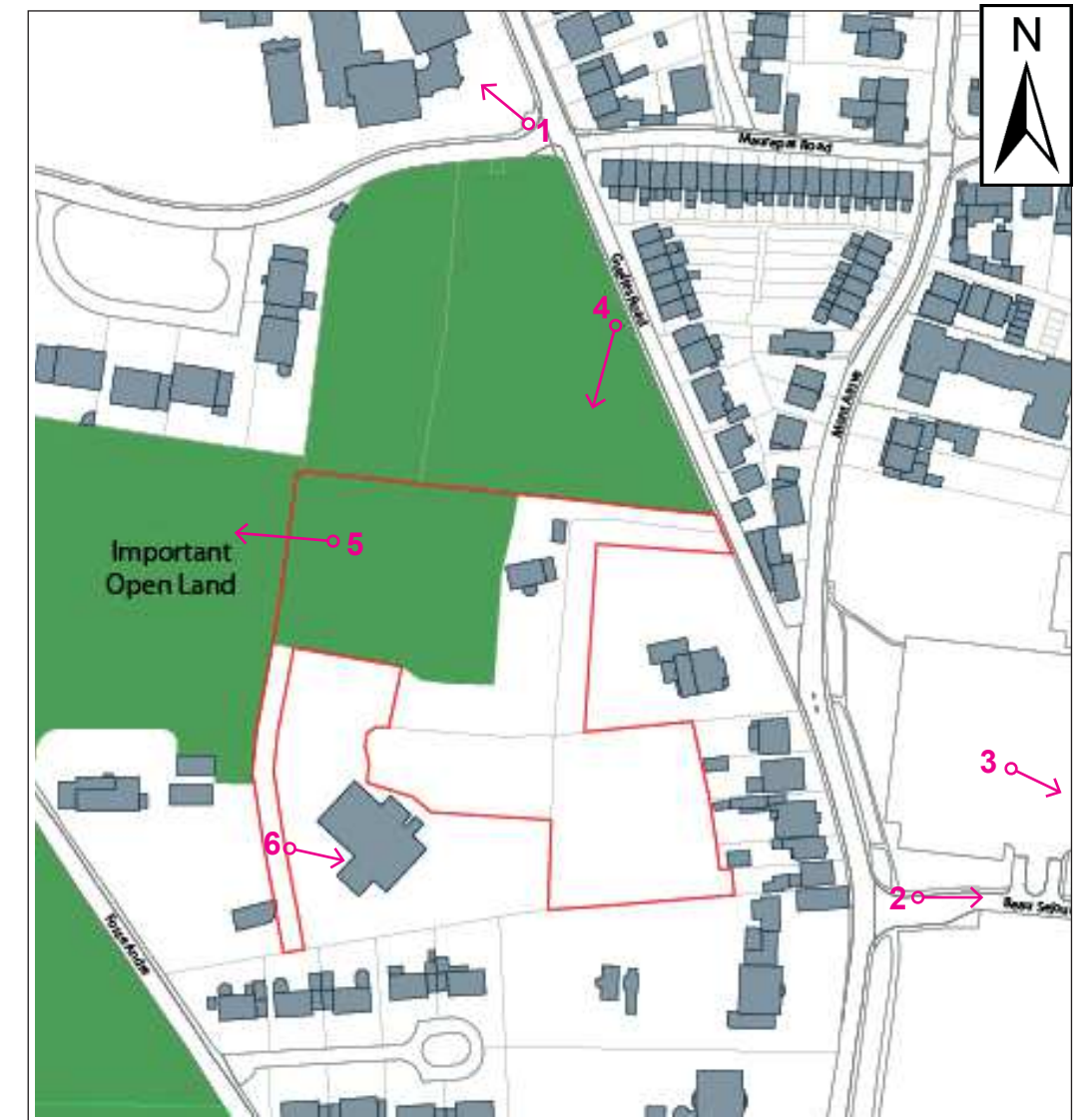


Photo location key



**Photo 5** - Area of Important Open Land



**Photo 6** - RAF Club



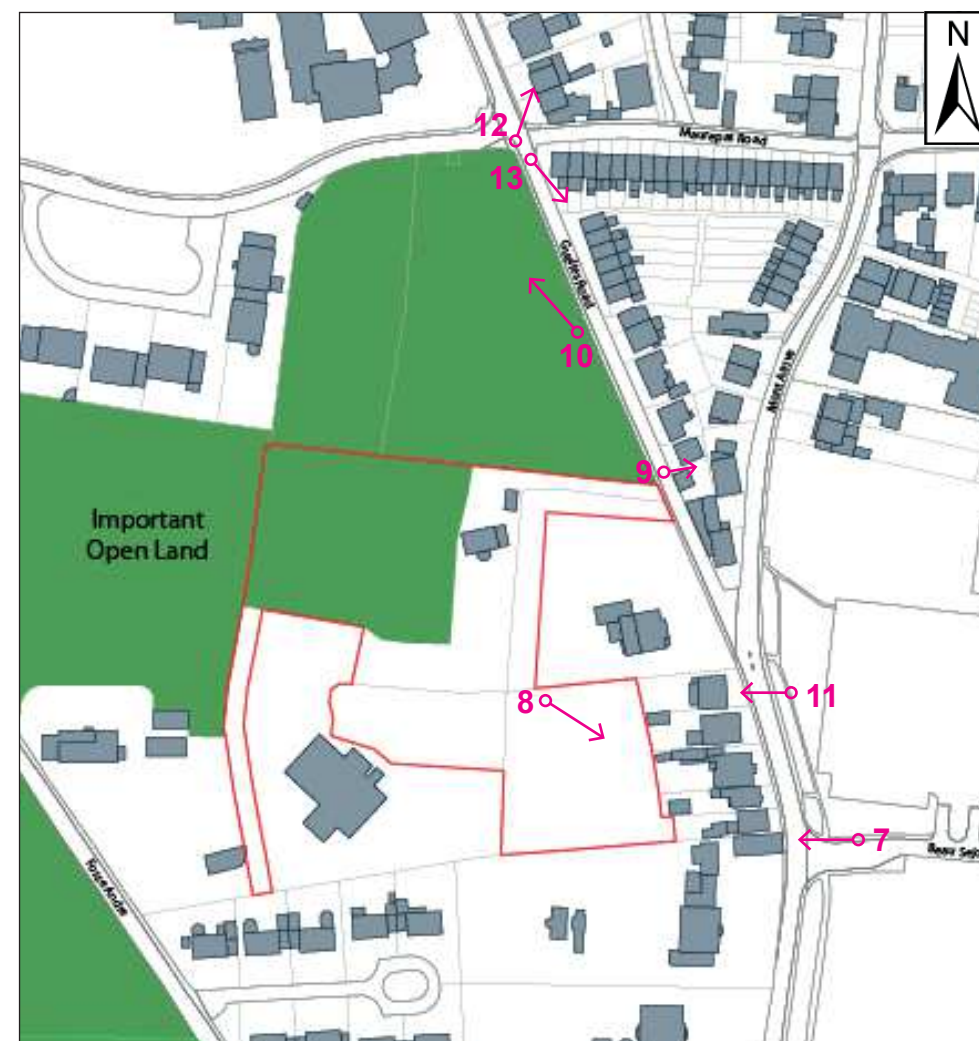
## 4. Surrounding Area

**4.1.** The site lies within a 15-20 minute walk of the St Peter Port town centre. Other nearby facilities include Beau Sejour Leisure Centre (see photo 3), Amherst School (see photo 1) and the RAF Club (see photo 6).

**4.2.** The site is accessed from Guelles Road which is classified as a Traffic Priority Route. The area is serviced by bus routes (No 31 and 32) that run to/from Town and La Pensee as well as Routes 31/32 serving L'Islet (a Local Centre) and Routes 51 & 52 with stops in La Vrangue, L'Aumone (a Local Centre) and Rohais (which includes a supermarket).

**4.3.** The area is located within the 'Escarpment' landscape character area (see IDP Annex V) which forms a wooded hillside containing some residential development of terraces and detached or semi detached properties. Buildings are generally of a domestic scale and heights are predominantly 2-2.5 storeys.

**4.4.** There are no Protected Buildings or Protected Monuments in the immediate vicinity of the site. The existing trees on the site along with those adjacent, contribute to the landscape character and are subject to a Tree Protection Order (TPO). The site is not within a flood risk zone.



**Photo 7** - C20th Houses



**Photo 8** - Rear of C20th Houses



**Photo 9** - C20th House



**Photo 10** - part of the wooded hillside



**Photo 11** - Houses along Amherst Road



**Photo 12** - C19th Houses



**Photo 13** - C19th Houses



## St Peter Port Conservation Area

**4.5.** As noted earlier, the site is within the St Peter Port Conservation Area (see image 1). The St Peter Port Conservation Area is a large area, that has a number of smaller character areas. The special character of the area in the vicinity of the site is described below.

**4.6.** The site sits at the ridge of a hillside facing north. The hillside forms part of a wooded green swathe that runs from St Jacques to Le Cotils and frames the northern shoulder of the hillside town (see Image 2) some of which is designated as Important Open Land. The site forms part of the hillside town when viewed in long range views from the north of the Island towards the escarpment (see View A and view B). The trees and vegetation on the site and adjacent to the site form part of this wooded hillside and therefore contribute to the character and appearance of the Conservation Area.

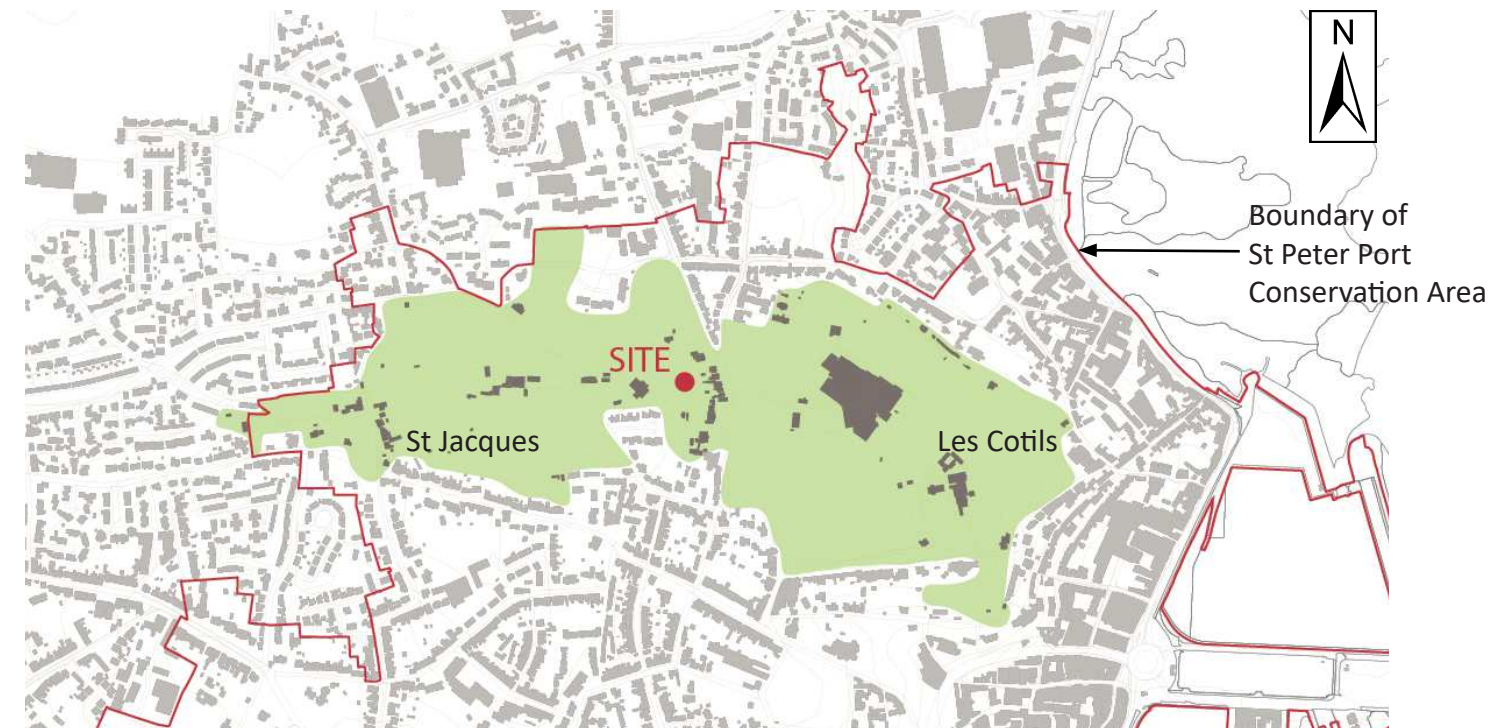
**4.7.** The area is predominantly in residential use. Residential buildings within the green swathe are a combination of large villas set within substantial grounds and smaller detached, semi-detached and terraced houses all of which have gardens. Collectively the gardens of the residential properties, the fields associated with Beau Sejour Leisure Centre and Cambridge Park form a substantial part of the green swathe.

**4.8.** Many of the streets are enclosed by boundary walls and mature landscape forming the boundary of the villas and their grounds. Other streets, such as Amherst which gives access to the site, are enclosed by a combination of buildings, front boundary walls and front gardens, many of which have mature vegetation and occasional trees.

**4.9.** Beau Sejour Leisure Centre is a large public building to the east of the site. This building forms a landmark, not just because of its use which attracts a large number of visitors, but also the scale of the building. Other non-residential buildings in the vicinity include Amherst Primary School, which is an early 20th Century school. These public buildings are a significant attractor of people to the area.

**4.10.** The architectural style of buildings within this part of the Conservation Area generally reflect the period within which they were built. Therefore there is a variety of architectural styles that range from traditional pre-1800 buildings, Victorian, Edwardian (see Amherst School, page 2), Moderne/Art Deco (see Photo 9) and late 20th Century (see photo 3). These buildings show an evolution of architectural styles, where former farmhouses and villas have been subsumed and merged with 19th Century villas set within substantial grounds and 20th Century infill development. Although there is a variety of architectural styles, there are common themes of materials and colour, such as slate and pantile pitched roofs, rendered and stone walls.

**4.11.** The existing house on the site (Le Vigne) was built in the C20th and has the Classical Georgian architectural style. It sits comfortably into its landscape and the Conservation Area, but is not easily seen from any public view. It therefore makes a neutral contribution to the Conservation Area.



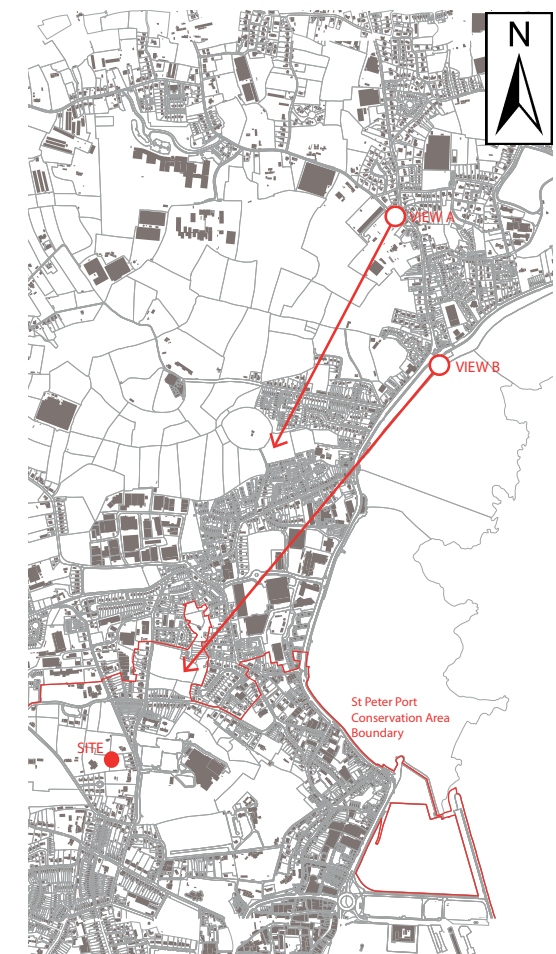
**Image 2.** Wooded green swathe of land forming the hillside



**VIEW A** - the site forms part of the ridge line of the wooded hillside



**VIEW B** - the site forms part of the ridge line of the wooded hillside



**Photo location key**



## 5. Site Description

**5.1.** The site area is approximately 0.98 hectares (6.0 vergées) and is set behind properties fronting Guelles Road, opposite Beau Sejour Leisure Centre. It comprises of a 2-storey dwelling house (La Vigne), shed and domestic garden (see photos 23 and 24), together with an open grassed field (formerly a vinery site, see photos 14, 15 and 17) which is designated as Important Open Land. A further area of land is accessed by a narrow track leading from Guelles Road (see photo 21).

**5.2.** The site has two vehicle access points off Guelles Road, one provides access to La Vigne (see photo 19), the other to provide access to the fields south-west of La Vigne (see photo 25). There is a right of way from Fosse Andre (see photo 16).

**5.3.** The site is generally enclosed with well established trees and hedging on all sides with the exception of the east boundary to rear gardens of properties fronting Guelles Road. These trees and hedges together with the amenity grassland and improved grassland that form the majority of the site are likely to be a valuable habitats and contribute to the biodiversity of the area.

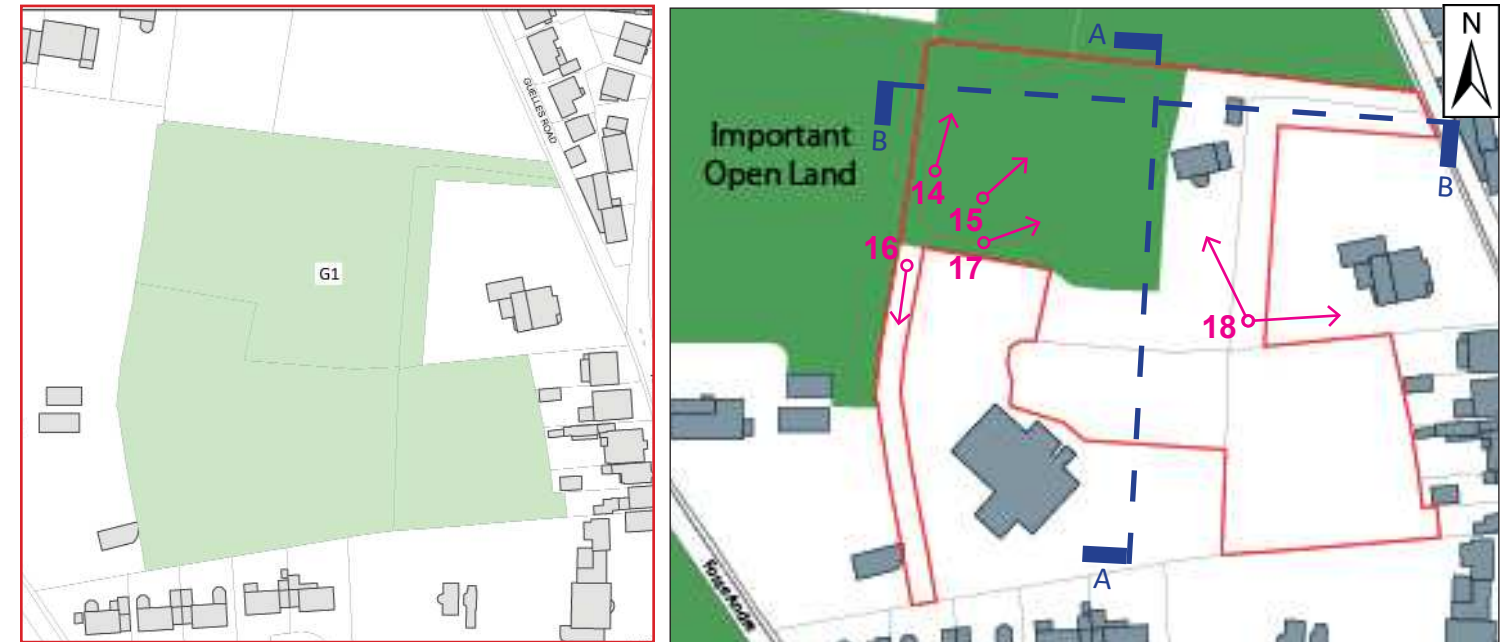
**5.4.** The site falls approximately 12 metres from its south-east corner to its north-west corner as shown in sections AA and BB (see page 8).

**5.5.** Mains electricity, water services and telecommunications serve the existing dwelling. There is no foul sewer within the section of Guelles Road that gives access/exit to the existing dwelling. Additional infrastructure will be needed to serve new development on the site, which may include new foul drainage and potable water supply and will depend on the amount of new development proposed.

**5.6.** The site has some formally planted trees and some well established self-seeded trees. Tree management and general husbandry works have been limited to reactive measures with very little in the way of young trees being introduced to supersede the loss of more mature stock other than those planted on the periphery of the field to the North West. The various suckering growth Elm trees within the site are in declining condition and detract from implementing a far more sustainable, enhancing landscape planting scheme.

**5.7.** The site is not within an Area of Known Archaeological Importance as identified in Annex VII of the IDP. However, the Sites and Monuments Record (SMR) shows the parts of the site once formed part of Gullicks Brickworks (shown on the 1843 Map of St Peter Port); and has been used as glasshouses and residential. Due to the past use of these parts of the site, they are unlikely to have any archaeological value. Along the south wall of the site there is a WWII stable block, which has little architectural or historic merit. There is a WWII bunker in the south-east corner of the site, which is currently buried and not visible. The structure is believed to be a personnel shelter of a type unrecorded in the Island. It therefore has potential to be a feature in the Conservation Area and there may be potential for statutory protection, if it is found to have sufficient special interest. However, this cannot be confirmed until such time that the structure is uncovered.

**5.8.** Part of the site is subject to a Group Tree Protection Order (see Image opposite). However, not all trees within the Group TPO are necessarily worthy of protection and some flexibility would be given to enable removal of trees with less public visual amenity.



Extent of Group Tree Protection Order



Photo 14 - Former vinery, now Important Open Land



Photo 15 - Former vinery, now Important Open Land



Photo 16 - Important Open Land



Photo 17 - Former vinery, now Important Open Land





Photo 18 - La Vigne and The Mount as well as the access to the site

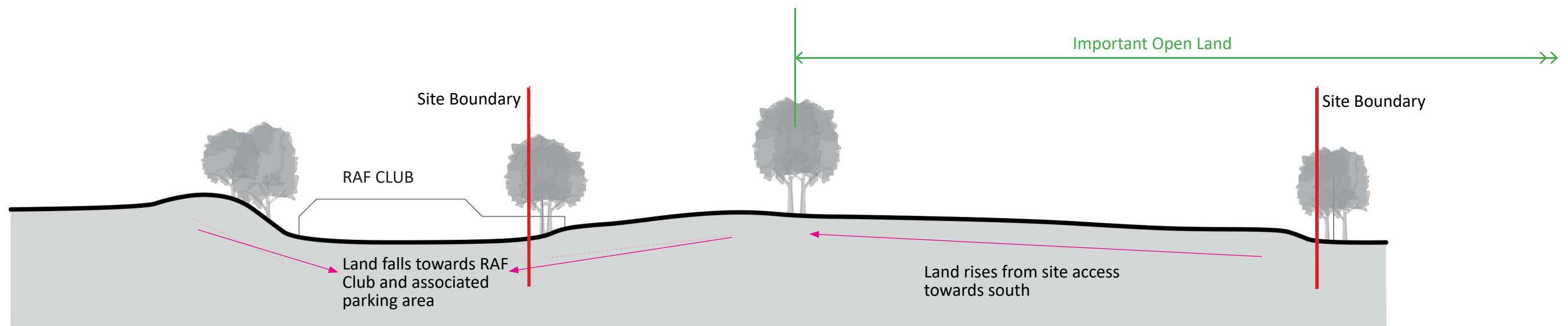


Image 3: Site Section AA

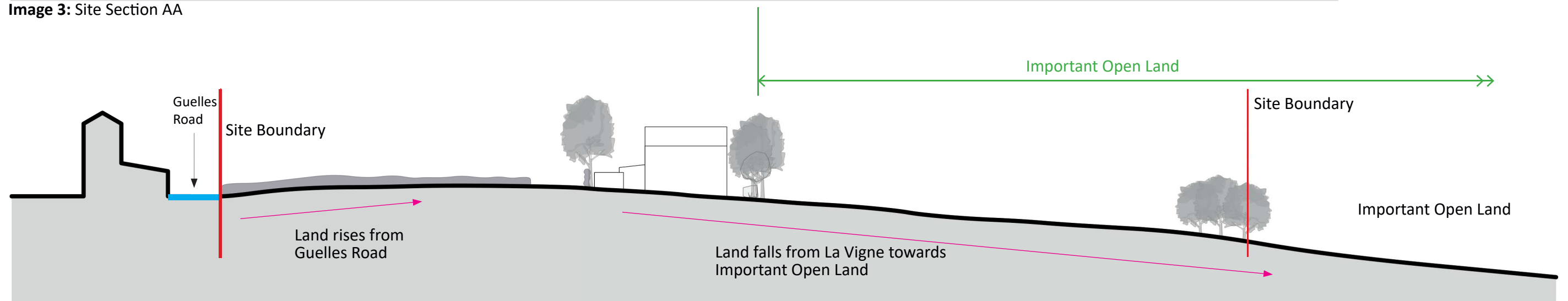


Image 4: Site Section BB



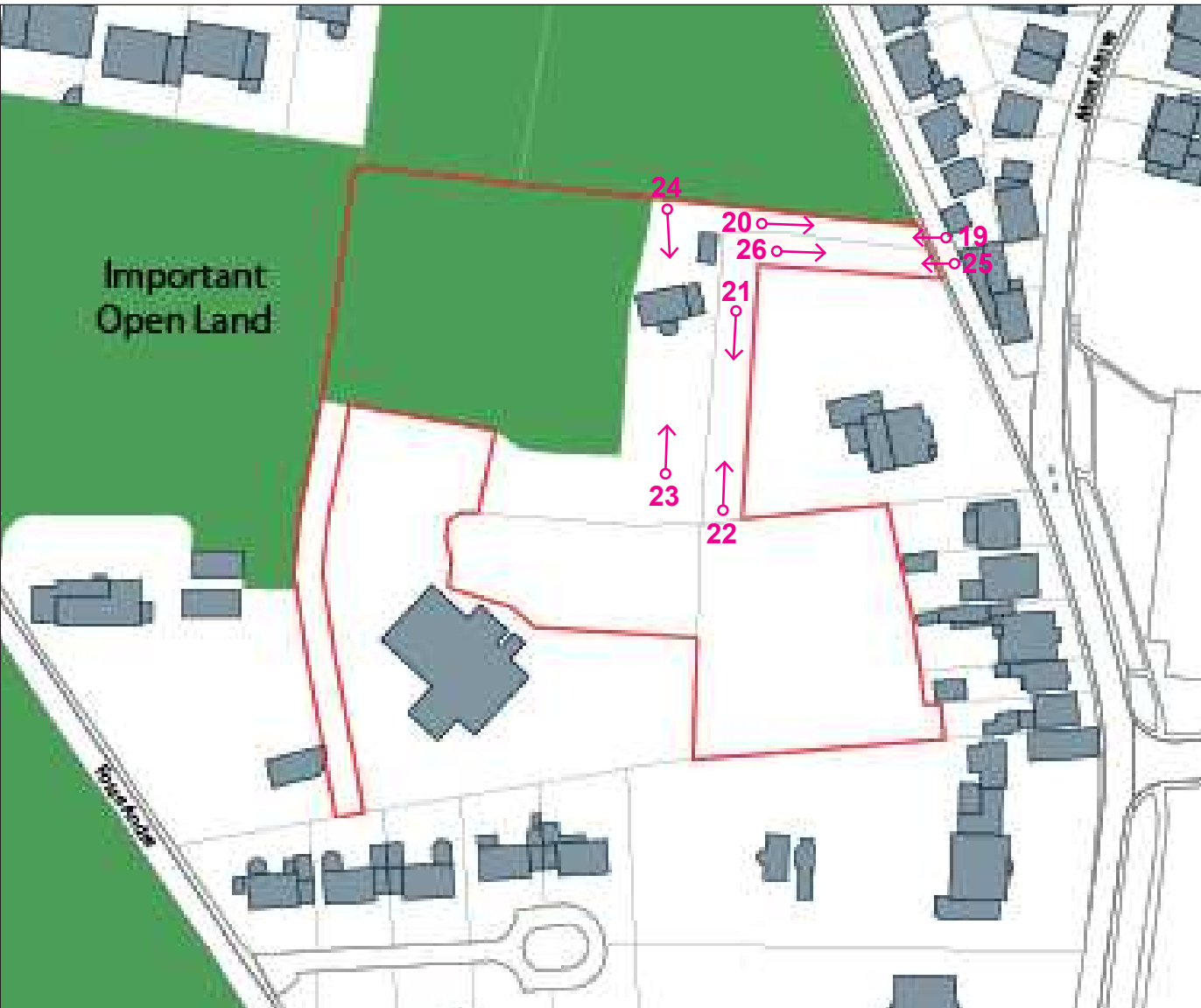


Photo location key



Photo 19 - Existing access to La Vigne



Photo 20 - Access to La Vigne and site



Photo 21 - Existing access to site adjacent to La Vigne



Photo 22 - Existing access to site adjacent to La Vigne



Photo 23 - La Vigne rear elevation and associated gardens



Photo 24 - La Vigne front elevation



Photo 25 - Existing access to site



Photo 26 - Existing access to site



## 6. Site Analysis

**6.1.** Proposals for development need to take into account the constraints and opportunities that the site presents so that the design and layout respond to the specifics of the site. The main constraints and opportunities of this site are described below and are acknowledged within the Development Guidelines in Section 7.

**6.2.** The site adjoins land with existing residential buildings/gardens on its south, east and part of the west boundaries. The amenity of these properties will need to be considered.

**6.3.** Existing trees and vegetation on the site and adjacent to the site make a positive contribution to landscape character and the Conservation Area as well as the local biodiversity. The existing trees are subject to a Tree Protection Order (TPO).

**6.4.** Development potential within the Area of Important Open Land will be very limited, but it may be used for development associated with residential use such as informal recreational use (e.g. communal garden or an allotment), subject to the development not having a significant adverse impact on its open character, visual amenity or landscape character.

**6.5.** The existing site access as well as access to La Vigne will need to be carefully considered so that it is safe for all road users. It could be enhanced so that residents of the site can have easy access to the pedestrian path (within the Area of Important Open Land) that runs alongside Guelles Road.

**6.6.** The length and width of the access track might limit vehicular access into the site, subject to a satisfactory detailed design to comply with GTS Part P (Roads).

**6.7.** The Authority would prefer the retention of La Vigne, but under the IDP Policies it could be considered to be demolished, for example to facilitate better access to the site or make more efficient use of land provided it is replaced on a one-for-one basis.

**6.8.** The residential property known as The Mount (Cadastre A10263000) does not have an established boundary to the site (see Photos 21 and 22), resulting in it being particularly sensitive to new development.

**6.9.** The layout of the development and the design of the buildings can take advantage of the southern aspect and site topography to help reduce the energy demand of the buildings (e.g. passive solar gains).

**6.10.** The site is enclosed by existing buildings, trees and vegetation. However, views north and north-west over St Sampson and the Vale Parishes are available over the trees/vegetation. If development proposals use these views careful attention must be given to the scale and form of buildings so that the wooded hillside character is not eroded.



Image 5: Site Analysis



## 7. Development Guidelines

**7.1.** The following guidelines must be read in association with the preceding analysis, and planning applications relating to the site should respond appropriately to the constraints and opportunities identified.

### Density and Housing Numbers

**7.2.** Planning applications relating to the site must involve a comprehensive scheme for the whole of the site in order to make the most effective and efficient use of land, in accordance with policies GP8 and GP10. The density and form of development shall be designed to integrate well with the overall character of the surroundings. New dwellings will be expected to respect the form, bulk and massing in the vicinity.

**7.3.** Securing an efficient and effective use of the developable part of the site will be highly dependent on the design response to other criteria and to material planning considerations. For example, satisfactory and appropriate architectural design and scale, consideration of potential impacts on the amenities of neighbouring residents, safe vehicular/cycle/pedestrian access to the site and the provision of suitable amenity space for future residents. Based on the identified character of the site and surrounding area, the majority of the site has little potential to be developed for uses other than those that might be incidental with a residential development (for example a communal garden). Therefore a potential developable area is shown in Image 6, which is approximately 0.38 hectares. Based on a density of between 15-20 dwellings per hectare this could yield 6-8 dwellings. However, it is important to note that this density and yield are indicative. The site may be able to yield more, or less dwellings, subject to meeting all the development and design guidelines as set out in this Framework.

**7.4.** La Vigne could be demolished in order to make efficient use of land and/or provide safe vehicular/cyclist/pedestrian access throughout the site. If La Vigne is proposed to be demolished it must be replaced on a one-for-one basis.

### Mix and Type of Housing

**7.5.** Policy MC2: Housing in Main Centres and Main Centre Outer Areas requires an appropriate mix and type of dwellings to be provided. Proposals will be expected to provide a mix and type of housing that is reflective of the demographic profile of households requiring housing based on the most up to date evidence available.

**7.6.** Developments which result in a net increase of 20 or more dwellings are required to provide a proportion of the developable land for affordable housing in accordance with Policy GP11.

### Siting and Design

**7.7.** Planning applications relating to the site will be expected to make efficient use of land and promote a layout of development that relates well to the landscape character of the site and its surroundings. In particular the openness and the tree cover are an important feature of the landscape character and the Conservation Area. Therefore, no new buildings shall be within the Important Open Land and any new buildings greater than two storeys would need to be carefully designed so as to not erode the character of the wooded hillside.

**7.8.** Levels across the site may need to be altered, but consideration should also be given to the potential use of the existing topography as part of any development to minimise the need for excavation and fill across the site. Proposals will also require designs to resolve accessibility across the site and address level changes.

**7.9.** The architectural appearance of any future development could draw from and respond to the character of the context, though design need not replicate the surroundings. Consideration could be given to the finishes and materials as well as typical forms of detailing used in the area, whilst not precluding the use of contemporary materials and detailing. Opportunities to consider more contemporary design may be afforded, as the site is screened from short distance external views, especially where the form of construction and materials have been designed to support sustainable construction.

**7.10.** Planning applications relating to the site will be expected to demonstrate how the layout, orientation, method of construction and materials help to achieve more sustainable development. The layout and form of the buildings could take advantage of the southern aspect in order to maximise passive solar gains as well as micro-renewable technologies such as photovoltaic or solar hot water. A planning application will be expected to be supported by a statement explaining how the development has been designed to meet the requirement of Policy GP9 and what micro-renewable technology(ies) are proposed. If no micro-renewable technology(ies) are proposed, the statement must explain why not.

**7.11.** The development must consider accessibility to and within buildings for people of all ages and abilities and offering flexible accommodation able to respond to people's needs over time.

**7.12.** Planning application drawings must show how all of the above will be achieved (for example, spot levels, level thresholds, as well as dimensioned width of corridors, doors and where a through lift could be installed). If any of the above cannot be achieved, the planning application must be supported by a statement explaining why not.





**Image 6:** Development Guidelines



**7.13.** The layout of the development and design of the buildings must consider the safety and security of people. This should be achieved by considering the principles and attributes of Crime Prevention Through Environmental Design (CPTED).

**7.14.** Surface water drainage must be managed on site to reduce the risk of flooding to adjacent properties and of surcharging the sewer system. Therefore all hard surfaces, including the access road, should be constructed using permeable surfaces. Early consultation with Guernsey Water will be necessary. Guernsey Water have published their guidance on surface water management, available at <http://www.water.gg/SuDS>. Planning application drawings and any necessary supporting information must demonstrate how surface water will be managed.

**7.15.** The layout of the development and the internal layout of the dwelling must provide sufficient amenity for its residents. Depending on the layout, number and scale of development a planning application may need to be supported by studies that demonstrate the dwelling and associated open spaces have sufficient daylight and sunlight.

### Potential Effect on Neighbours

**7.16.** The site is partially within an Area of Important Open Land and some boundaries are sensitive to residential amenity (see Image 6). Any new development in proximity to the sensitive boundaries must not result in unreasonable overlooking or overshadowing (both direct sunlight and daylight) of the adjacent buildings and their gardens. Therefore a buffer zone of 10 metres has been set within which no new buildings over one storey shall be placed, although this zone could be used for access roads or external spaces associated with residential development, such as private gardens. If development within this zone is proposed that is greater than one storey in height, daylight and sunlight studies may need to be submitted with a planning application that demonstrates the existing buildings and their gardens are not unreasonably affected.

**7.17.** A landscape buffer, or other means to establish a boundary between the site and The Mount, should be provided on the north and east boundary of the site (see Image 6).

### Access, Parking and Transport Infrastructure

**7.18.** Site access for vehicles/cycles/pedestrians should be via a single point of access/egress onto Guelles Road. Access from Fosse Andre is not feasible. The effect of development on any existing right of way will be a legal matter to be resolved between the parties and is not a material planning consideration in this context. For the avoidance of doubt, if La Vigne is to be retained, one access point should be shared by this dwelling and any new dwellings. Special consideration must be given to ensuring access to and from the site is safe for all road users (vehicles, cyclists and pedestrians) with particular care due to the proximity of the leisure centre and primary school. Particular attention must be given to ensure the site access/egress conserves or enhances the character and appearance of the

Conservation Area and does not result in the loss of any existing car parking spaces on the highway. The layout, design and visibility splays of the site entrance as well as width of the access road and passing places must meet the minimum Traffic Engineering Guidelines for Guernsey and Part P of the Guernsey Technical Standards. In order to achieve these standards as well as provide a boundary between the site and The Mount, it may be necessary to demolish La Vigne. If La Vigne is proposed to be demolished it must be replaced on a one-for-one basis.

**7.19.** In accordance with policy IP7: Private and Communal Car Parking, and Parking Standards Supplementary Planning Guidance, appropriate levels of parking must be provided on site for cars, motorcycles and bicycles. Maximum parking standards are set out on pages 6 and 7 of the Supplementary Planning Guidance. Electric charging points for cars should also be provided. Cycle parking should be considered at the outset of the design process and be covered, secure and easily accessible in order to comply with policy IP6: Transport Infrastructure and Support Facilities. Proposals must also demonstrate compatibility with policy IP9: Highway Safety, Accessibility and Capacity where the road network must be able to cope with the increased demand resulting from the new development. Lighting to the access road should be considered from the outset. Planning application drawings must show all car parking spaces and cycle parking spaces. Car and cycle parking must form an integral part of the design of external spaces.

**7.20.** Planning applications relating to the site must provide for continued access to the field in the north west of the site.

### Landscape and Public Realm

**7.21.** Planning applications must incorporate a carefully considered detailed landscaping scheme of both soft and hard landscaping. This landscape scheme can help to reduce the effect of development on the amenity of neighbouring properties and ensure the site maintains its undeveloped character and tree cover when viewed from long distances. The landscape scheme needs to be fully integrated into the overall scheme design, for example by allowing for bin and recycling stores within a reasonable distance of Guelles Road. Landscaping will not only ensure a suitable external environment is created, but will also help manage surface water (see para 7.14) as well as contribute to biodiversity and therefore native species should be used.

**7.22.** The fields in the north-west part of the site form part of the Important Open Land. They have an established native understory which has created a useful habitat for wildlife and will also contribute to screening of any proposed development. This planting should be retained and improved as necessary then protected as part of the tree protection recommendations. If informal leisure and/or recreational uses are proposed within the Important Open Land, a detailed landscape scheme must be submitted which should aim to improve the biodiversity of the site and demonstrates there will not be a significant adverse impact on its open character, visual amenity or landscape character.



**7.23.** The Authority will encourage public art, which should be considered at the earliest stages of the design so that it is an integral part of the development. Given the site is not easily accessible or visible by the public, consideration should be given to incorporating public art into the site entrance off Amherst Road.

**7.24.** The existing trees and hedges should be retained in order to maintain the habitats they provide for wildlife. It would be beneficial for the development (i.e. the buildings and associated external spaces) to compliment the existing biodiversity on and adjacent to the site and to include suitable bird and bat boxes and other biodiversity enhancements within the design of the development to allow bats to roost and birds such as Swifts, House Martins, House Sparrows and more common species to nest. The applicant/agent is encouraged to contact La Société Guernesiate (or its not-for-profit subsidiary Environment Guernsey Ltd) early in the design process in this regard.

## Tree Protection Order

**7.25.** New development (e.g. buildings, access roads) must not be sited unduly close to existing trees as this could damage their roots, reduce natural light to rooms and gardens, and lead to future pressure for their removal. A planning application will need to be supported by a detailed tree survey carried out in accordance with BS5837:2012, showing the tree species, condition and root protection areas. A planning application will also need to be supported by information that shows how the trees will be protected during the construction phase. Development that might result in the loss of any of the existing trees will be expected to replace those trees with trees that will make an equal or enhanced contribution to the general character of the area, as well as the Conservation Area.

## Archaeology

**7.26.** Development proposals should not include the demolition of the WWII personnel shelter unless the applicant can demonstrate that it does not have sufficient special interest to be designated as a protected building or protected monument; and the replacement development makes an equal or enhanced contribution to the Conservation Area. In the event that planning permission is given for its demolition, this is likely to be subject to a condition requiring the developer to record the structure prior to its demolition.

**7.27.** Conditions will be applied to any planning permission that allows development within the area of land (ref A10263A000) in order to allow for appropriate archaeological investigation pits prior to the commencement of work.

## Land Contamination

**7.28.** Due to parts of the site being used for a glasshouse in the past, condition(s) may be applied to any planning permission requiring land contamination to be made safe.

# 8. Site Waste Management Plan and Construction Environmental Management Plan

**8.1.** Development Frameworks are required to include an outline Site Waste Management Plan specific to the site in question. A detailed Site Waste Management Plan is required at planning application stage.

**8.2.** Site Waste Management Plans apply to all aspects of a project, with the majority of opportunities for waste minimisation existing at the design phase. Information should be provided with a planning application on the amount and type of waste that will be produced during the course of a project and how waste will be reduced, reused, recycled, recovered or disposed of. This should be a living document, drafted from the conception of a project and being added to and evaluated until the completion of the development and submitted again to the Authority prior to occupation or use of any dwelling on the site.

**8.3.** All materials from the demolition of the buildings and removal of the hard surfaced areas should be carefully sorted, separated, and distributed accordingly through the appropriate routes for recycling, recovery or disposal, in order to minimise the waste produced. Any excavated top-soil should be stored on site for re use. Subsoil where possible should be reused on site.

**8.4.** The final design will incorporate dedicated waste and recycling storage and collection provision on the site suitable to the density of the development approved.

**8.5.** A Construction Environmental Management Plan (CEMP) is unlikely to be required but consideration of this will be given at the planning application stage.

**8.6.** By virtue of the size of the site (0.98 hectares), an Environmental Impact Assessment Screening is not required.



## Appendix 1: IDP Policy Context

IDP Policy	Policy Relevance
S1: Spatial Policy	The spatial policy in the IDP sets out that the Main Centres and Main Centre Outer Areas have the role as the focal point for development to maintain the vitality of these areas.
S2: Main Centres and Main Centre Outer Areas	The Main Centres provide the core focus for development within the Island and proposals for development in these areas will generally be supported. Proposals for development within the Main Centre Outer Areas will also generally be supported where this would not detract from the objective of ensuring the Main Centres remain the core focus for economic and social growth. In both cases proposals must meet the requirements of the relevant specific policies of the Island Development Plan.
MC1: Important Open Land in Main Centres and Main Centre Outer Areas	This policy seek to protect Important Open Land from insensitive or otherwise inappropriate development that could detract from the value and amenity they provide.
MC2: Housing in Main Centres and Main Centre Outer Areas	This policy requires the Development Framework for the site which, once approved, will be taken into account when considering proposals for the site. The mix and type of dwellings provided on the site is expected to be 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. Given the overall capacity of this site, a variety of sizes and types should be included.
GP1: Landscape Character and Open Land	This policy sets out that development will be supported where it respects the relevant landscape character type within which it is set, where development 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, and takes advantage where practicable of opportunities to improve visual and physical access to open and undeveloped land. A landscaping scheme will be required for this scale of development.

GP4: Conservation Areas	Development within Conservation Areas will be supported where it conserves and where possible enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.
GP8: Design	<p>Development, including the design of necessary infrastructure and facilities, is expected to achieve a high standard of design which respects, and where appropriate, enhances the character of the environment. Two or more storey buildings constitute a more efficient use of land than single storey buildings and therefore development proposals should consider a multi-storey design from the outset, unless there are overriding reasons why this design approach would be unacceptable. Proportionate residential amenity space must be provided appropriate to the housing type and location.</p> <p>Development must respect the character of the local built environment and provide soft and hard landscaping to reinforce local character and/or mitigate the impacts of development including contributing to more sustainable construction. The amenity of occupiers and neighbours is also important – see IDP Annex I for further information.</p> <p>Residential accommodation is required to be accessible for all and to be flexible and adaptable. Proposals will need to demonstrate that they have been designed in such a way that design features that support people being able to live in their own homes for as long as possible can be easily added in the future when required.</p> <p>Development should also provide adequate individual or communal areas for storage of refuse and recyclable materials</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 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 run-off issues in accordance with this policy.</p> <p>Development of 5 or more dwellings will require a Site Waste Management Plan. It should consider the re-use/disposal of arisings from demolition of any existing buildings on site.</p>
GP10: Comprehensive Development	Any proposal will be required to be a comprehensive development and make the most effective and efficient use of the land.
GP11: Affordable Housing	<p>Developments which result in a net increase of 20 or more dwellings are required to provide a proportion of the developable land for affordable housing.</p> <p>The most up-to-date Housing Needs Survey or Housing Market Survey, as well as the Housing Waiting Lists (available from the States of Guernsey Housing) will be used to determine the type and tenure of affordable units required.</p>
GP18: Public Realm and Public Art	<p>Any proposal should consider the relationship between the development and the public realm and should enhance where possible.</p> <p>The inclusion of public art as an integral part of a development or as a standalone feature will be encouraged.</p>
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.

IP6: Transport Infrastructure and Support Facilities	Development should encourage a range of transport options and should be well integrated with the transport network. Development is required to provide appropriate levels of bicycle and motorcycle parking in accordance with the Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment.
IP7: Private and Communal Car Parking	<p>The parking standards for the IDP are set out in the Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment. For residential development in the Main Centre Outer Areas the car parking standards are in section 6. The standards are maximums and the development would be expected to be within these standards.</p> <p>Provision will need to be made for secure covered bicycle parking for residents and visitors.</p>
IP9: Highway Safety, Accessibility and Capacity	The public road network's ability to cope with increased demand, physical alterations required to the 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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Have you visited our website? Go to [www.gov.gg/planningandbuilding](http://www.gov.gg/planningandbuilding) for additional guidance material and other planning information, including how to request pre-application advice.

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