



draft Mallard Development Framework

Supplementary Planning Guidance December 2021

Contact Us for further information and advice at: Planning Service, Sir Charles
Frossard House, St Peter Port. GY1 1FH Telephone 01481 226200 Email [planning@
gov.gg](mailto:planning@gov.gg) or go to www.gov.gg/planningandbuilding for additional guidance material
and other planning information, including how to request pre-application advice.

1. Site Analysis

Introduction

1.1. This Development Framework provides planning guidance for the potential for specialised housing⁽¹⁾ in Guernsey. It provides broad, comprehensive and practical guidance on how the policies in the Island Development Plan (IDP) will be applied to the site and considers appraisal of the site and wider area. 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.

Site Description

1.2. The site is located within the Airport Consultation Zone and the majority of the site falls within the Forest West Local Centre. The overall site area is approximately 2.4 hectares (14.6 vergées); c.0.98 hectares of the southerly area lies in an Agriculture Priority Area and outside the Local Centre Boundary and is not considered as part of this Development Framework.

1.3. The site is currently mixed-use comprising visitor accommodation, a cinema, restaurant, health and beauty salon, and training facilities.

1.4. The site is within easy walking distance of a local convenience store, Forest School, Le Rondin School, the Airport and the services in the Forest East Local Area.

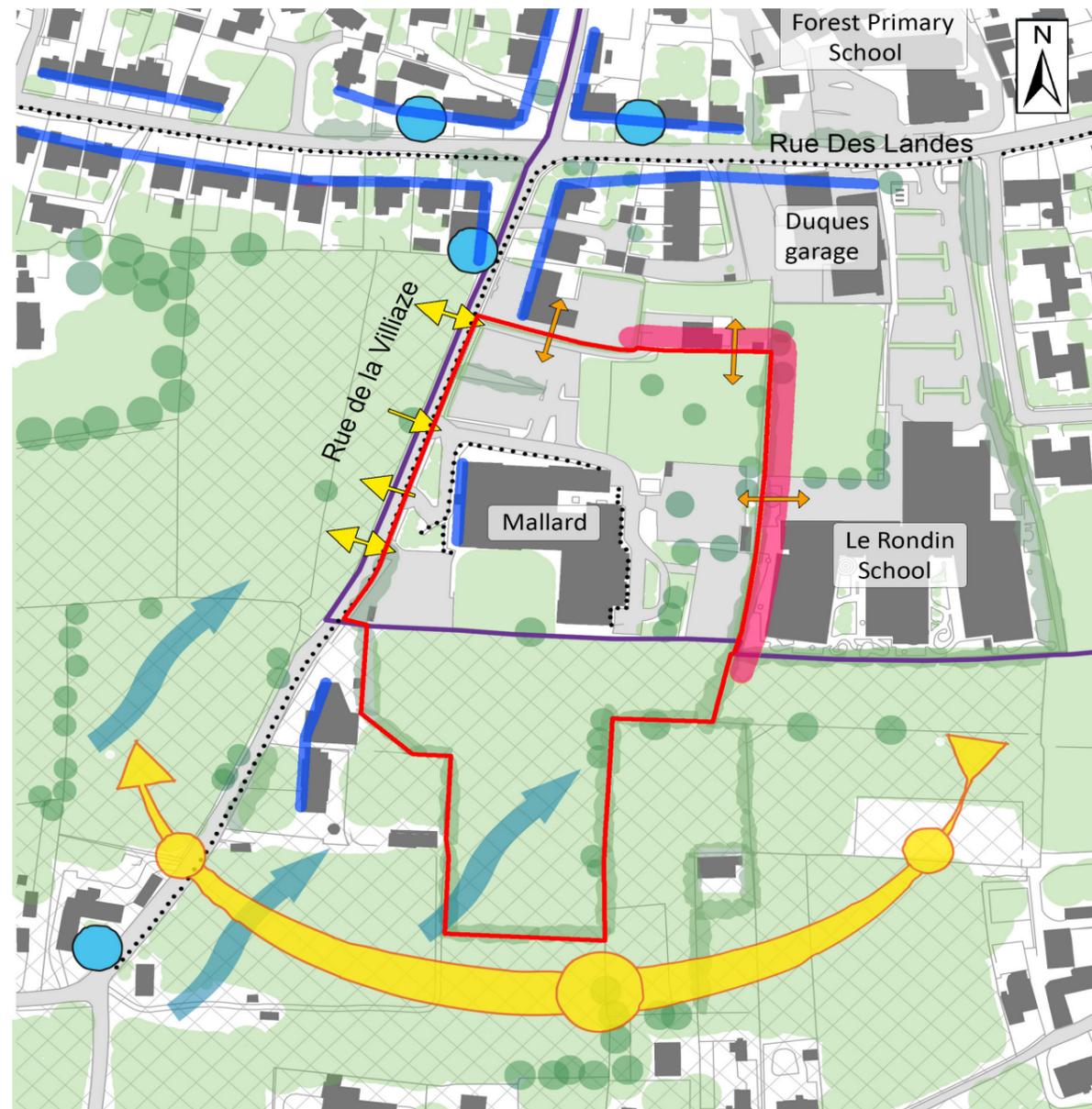
1.5. The whole site is open with low boundaries on most sides with intermittent planting and trees, the boundaries are sensitive, particularly to the east where the Le Rondin school adjoins the site. To the west, is the Rue de La Villiaze, which although not a traffic priority route, is quite a busy road. Beyond is agricultural land. The Venture Inn pub lies to the north which is adjacent to a detached bungalow. To the south, the site is generally bounded by agricultural land.

Site Assets

1.6. Proposals for development need to consider the constraints and opportunities that the site presents:

- Neighbouring residential development - the property to the north shares a boundary with the site and its residential amenity should be respected. To the east Le Rondin School shares a sparsely planted boundary, visual and acoustic amenity needs careful consideration to this boundary due to the possible sensitivities of the pupils. The southern boundary is open landscape and boundary details will need consideration. The western site boundary to Rue De La Villiaze needs to be carefully considered in terms of boundaries and scale and mass of any development proposals.

- Any development will have a relationship with the existing features and buildings on site, the Mallard Complex is well used both in terms of the Local Centre and island wide, particularly the Cinema. Parking is likely to be an issue as the site is used island wide for events or films resulting in parking requirements that will fluctuate.
- The site is generally level within the 100m contour on Digimap with no significant changes between the neighbouring sites.
- The site is open to public view from Rue De La Villiaze, this open character is notable as a change from the ribbon development of the Local Centre and a transition to the more open countryside to the south and west of the site.
- The north of the site is open but dominated by large areas of tarmac car parking; any existing trees or bushes/hedges are an important feature which softens this landscape. There are open grassed lawns with trees and hedging to the eastern and southern boundaries which are a visual amenity and buffer to the neighbouring buildings. The southern area of the site which is Outside of the Local Centre Boundary is laid to grass with high hedging to its boundaries.
- Access - the existing site vehicular and pedestrian access is adequate but could be improved.
- Architectural style - the materials used in buildings in the surrounding area is largely render, stone and slate. The height of adjoining properties is generally between 1.5-2 storeys.
- Existing planting and biodiversity - there are earthbanks, trees, bushes/hedges and grassed areas within the site; some of the trees are quite large and mature and should be retained if possible. There may be opportunities to increase the biodiversity of the site. There are no Protected Trees located within the site boundary. However, as there are some mature trees on site, it is recommended that an arboriculturalist should make an assessment of the trees as part of any planning application.



- | | | | |
|---|---------------------------------|---|--------------------------|
|  | Mallard site boundary |  | Pedestrian footpaths |
|  | Agriculture Priority Area (APA) |  | Bus stops |
|  | Local Centre Boundary |  | Sun path |
|  | Site access points |  | Trees / planting / grass |
|  | Prevailing wind |  | Sensitive boundary |
|  | Potential for overlooking |  | Building line |

Image 1 : Site analysis diagram



Image 2: Aerial photo showing photograph locations 1-12.

Site Photographs



PHOTO 1: Site entrance.



PHOTO 2: West Elevation, Mallard Complex.



PHOTO 3: Southerly portion of West Elevation, Mallard Complex.



PHOTO 4: Existing car park to North-West of site.



PHOTO 5: Looking East from North-East corner of site.



PHOTO 6: North elevation of the Mallard Complex.



PHOTO 7: View to North-East corner of the site across landscaped area.



PHOTO 8: View of the East boundary of the site, towards Le Rondin School



PHOTO 9: East boundary of the site, towards the East elevation of the Mallard Complex.



PHOTO 10: View over the agricultural land to the South of the Mallard Complex.



PHOTO 11: Entrance to the Cinema on the East elevation of the Mallard Complex.



PHOTO 12: View of the entrance to the Restaurant on the East elevation of the Mallard Complex.

2. Development Guidelines

Type of Development

2.1. The site is located within the Forest West Local Centre as defined in the IDP. This Development Framework is focused on development for specialised housing purposes only, however other uses are possible under the IDP.

2.2. Policy LC2: Housing in Local Centres requires proposals to be of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned. Proposals should also provide an appropriate mix and type of dwellings.

Affordable Housing

2.3. The requirement for affordable housing will be assessed at the planning application stage in accordance with the provision of Policy GP11 of the IDP and the Affordable Housing SPG (December 2016). The tenure type and size of any affordable housing will be informed at the point of planning application by the most relevant up to date information such as housing waiting lists held by the States of Guernsey, to ensure that provision meets the requirements of those in housing need. Further guidance relating to the provision of affordable housing is set out in Policy GP11 of the IDP and the Affordable Housing SPG (December 2016).

Density and Housing Numbers

2.4. The site is approximately 2.4 hectares and the current Mallard complex (buildings to be retained), covers approximately 0.25 hectares. The area outside of the Forest West Local Centre (to the south) covers approximately 0.98 hectares. This will leave an area of approximately 1.17 hectares, which will include the developable area for the infrastructure, amenity and buildings, as well as a buffer to the existing landscape and indicative planting, as seen on Image 3.

2.5. The scale, density and form of development shall be designed to integrate with the overall character and scale of the site and surrounding area. Two 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.

2.6. In terms of density and housing numbers, the exact number of units on site will depend on the detailed design response to the specifics of this site. Developments are expected to make the most efficient and effective use of land. The design response should consist of sustainable architectural design of a scale appropriate to the landscape character and characteristics of the site and surrounding area, provision of appropriate amenity space proportionate to the type of housing proposed, and should consider the impact on the amenities of neighbouring residents.

2.7. With regard to Policy GP17, the site is located in the Airport Consultation Zone as described in Annex IX of the IDP. Therefore, the development should not inhibit or interfere with the safe and effective operation of the airport. For a residential development, consideration should be given to tall buildings, physical characteristics of the development, and lighting. Consultation with Guernsey Airport may be required.

Design

2.8. Proportionate residential amenity space that is appropriate to the housing type must be provided and development proposals must respect the amenity of neighbouring residents. Amenity objectives should be considered at the earliest stages of design to ensure that development adequately provides for the health and well-being of the existing residents and proposed.

2.9. Policies GP8 and GP9 seek a high standard of design, taking into consideration the layout and orientation of buildings, their form of construction and materials used in delivering more sustainable development and reducing energy demand.

2.10. To achieve development on this site, proposals will need to be of a high standard of design to overcome the constraints of the site and to take advantage of the opportunities to improve on the existing. Any planning application will need to demonstrate a detailed understanding of the site and the effects of development on properties to the north and east of the site.

2.11. Policy GP18: Public Realm and Public Art should also be reflected in the design of any scheme, where the inclusion of appropriate public art as an integral part of the scheme is encouraged. Proposals must also fully comply with the requirements of the relevant Guernsey Technical Standards.

2.12. Development should be respectful of the adjoining built form and scale which should be in keeping with the surroundings. Careful consideration needs to be given to issues of overlooking, overshadowing and outlook, both in terms of existing residents of neighbouring properties and also residents of any new development on site.

2.13. Development will be expected to demonstrate sustainable design and construction methods and techniques with particular reference to the design, layout and orientation of buildings, surface water run-off, renewable energy and the use of materials. The use of sustainable and traditional materials such as stone, rendered block and slate roofs will be encouraged, but other materials may be acceptable especially if they can be demonstrated to have low embodied energy (e.g. material recycled from any demolished buildings on the site). Proposals for the incorporation of micro-renewable energy installations into the design of the development, such as solar tiles, is encouraged.

2.14. Sustainable design also includes ensuring the accessibility to and within buildings for people of all

ages and abilities, offering flexible accommodation that is able to respond to people's needs overtime. An application is expected to demonstrate how this has been achieved and matters to consider could include (amongst others): gradients and levels within and at the approaches to buildings e.g. provision of level thresholds or adaptability to accommodate lifts or ramps; door widths, corridor widths, car parking widths. Sustainable Urban Drainage (SUD's) interventions will also be required to ensure that surface water run-off from the site is properly controlled.

2.15. Development should also provide adequate individual or communal areas for storage and collection of refuse and recyclable materials, taking into account the waste and recycling collections which commenced in September 2018. Designs must also ensure that appropriate access is maintained for the whole site.

2.16. Any proposals will be expected to comply with the Happi principles for housing, which can be found here: https://www.housinglin.org.uk/_assets/Resources/Housing/Support_materials/Other_reports_and_guidance/Happi_Final_Report.pdf.

2.17. The architectural appearance of the development should draw from and respond to the character of the surrounding buildings, although design need not replicate the surroundings. Consideration should 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 detailing. There may be opportunities to consider alternative materials inside the site to create a harmonious contrast to the streetscape.

Landscaping/Biodiversity

2.18. In order to enhance the amenity of residents on the site and to enhance the potential biodiversity of the area, planning applications relating to the site should incorporate a carefully considered landscaping scheme of both soft and hard landscaping. Opportunities to enhance biodiversity will need to take into account Guernsey's Strategy for Nature 2020. The landscaping needs to be fully integrated into the overall scheme design to ensure a suitable external environment is created that will improve the natural habitat of the area, whilst providing for the needs of the residents in the form of a practical design that will develop comfortably overtime. Appropriate species for tree planting may include common ash, silver birch, common alder, English oak, rowan, field maple and fruit trees. Suitable hedging species include elder, hawthorn, holly and grey willow.

2.19. There are earthbanks, trees, bushes/hedges and grassed areas within the site; some of the trees are quite large and mature and should be retained if possible. It is recommended that an arboriculturalist makes an assessment of the mature trees as part of any planning application.

2.20. The possibility of bats using the current buildings for roosting should be considered ahead of any demolition work, and if suspected or proven, appropriate mitigation measures taken. Consideration

should be given to including suitable bird and bat boxes within the landscaping scheme to allow bats to roost and birds such as swifts, house martins and more common species to nest.

Site access and parking

2.21. The existing pedestrian and vehicular access will remain as the primary route on to the site. There is opportunity to enhance the hard and soft landscape of the route into the site. The proposed design must provide for vehicular access from the site with suitable visibility splays and carriageway widths to satisfy the requirements of Traffic & Highway Services. Safe access must also be provided for pedestrians and cyclists to the site with measures to encourage walking and cycling as appropriate in accordance 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 increased demand resulting from the new development. In any case Traffic and Highway Services should be consulted in the first instance.

2.22. Given the existing use of the Mallard complex the roads should be designed around pedestrians and other vulnerable road users such as cyclists first, then vehicular traffic. In order to accommodate this, pavements should be wide and as continuous as possible.

2.23. 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. The parking standards are set out on pages 6 and 7 of the Supplementary Planning Guidance.

2.24. The Mallard complex is an important facility that is used Island wide, as such, any development must reasonably ensure that there is enough parking to ensure the continuing viability of the various uses on site, and it will be expected that the viability of parking facilities is reasonably protected and this should be demonstrated early on in the design process.

Utilities

2.25. Adequate utilities must be provided to serve the proposed development, including power and water supplies and foul water drainage services. The site currently has access to mains electricity but does not currently have access to a main gas network, however, should access to a main gas network be required then this could be reviewed with the relevant utility provider.

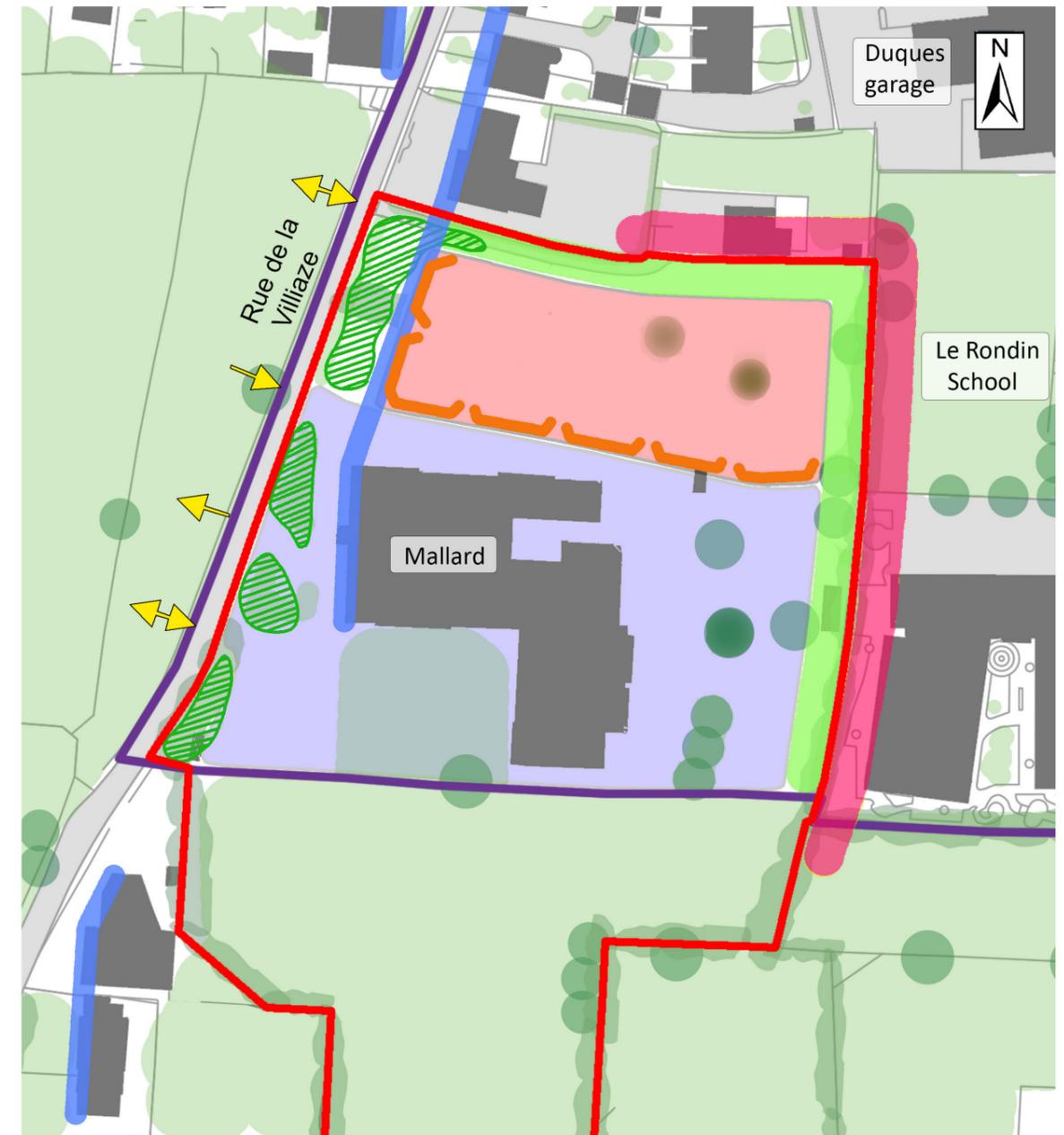
2.26. The site currently has a foul sewer along Rue De La Villiaze and is also within close proximity to the cesspit emptying site, off Rue Des Landes. Given the location of the foul sewer and cesspit emptying site, early consultation with the relevant utility provider will be necessary to discuss appropriate arrangements.

Waste Management Plan and Construction Environmental Management Plan

2.27. 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. The Site Waste Management Plans Planning Advice Note can be found here- www.gov.gg/planning_building_permissions.

2.28. A Construction Environmental Management Plan (CEMP) is also required to be submitted with a planning application. It should consider environmental issues such as contamination, ground water and ecology. It should also consider and minimise the effects on neighbouring properties resulting from the demolition and construction phase and include issues such as noise, vibration, dust and construction traffic.

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



- | | | | |
|---|------------------------|---|--|
|  | Mallard site boundary |  | Developable area (buildings) |
|  | Local Centre Boundary |  | Active frontage |
|  | Building line |  | Developable area (shared infrastructure & amenity) |
|  | Sensitive boundary |  | Site access points |
|  | Buffer to existing use |  | Trees to be retained if possible |
| | |  | Indicative planting |

Image 3: Development Guidelines