

# DEVELOPMENT BRIEF

## **WOODSTOCK VINERY TERTRE LANE VALE**

29 June, 2004



**ENVIRONMENT**

A STATES OF GUERNSEY GOVERNMENT DEPARTMENT



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## INTRODUCTION

This Development Brief relates to the site presently known as Woodstock Vinery and has been formulated by the IDC and the Environment Department as its successor in conjunction with Robert W. Le Page. It provides guidance on how the policies of the Urban Area Plan will be applied to produce an appropriate and beneficial form of development.

An application for a Preliminary Declaration for residential development on the site was approved by the IDC, subject to conditions, in April 2003.

The site is located between Tertre Lane, Rue du Tertre and Woodstock Gardens.





## POLICY CONTEXT

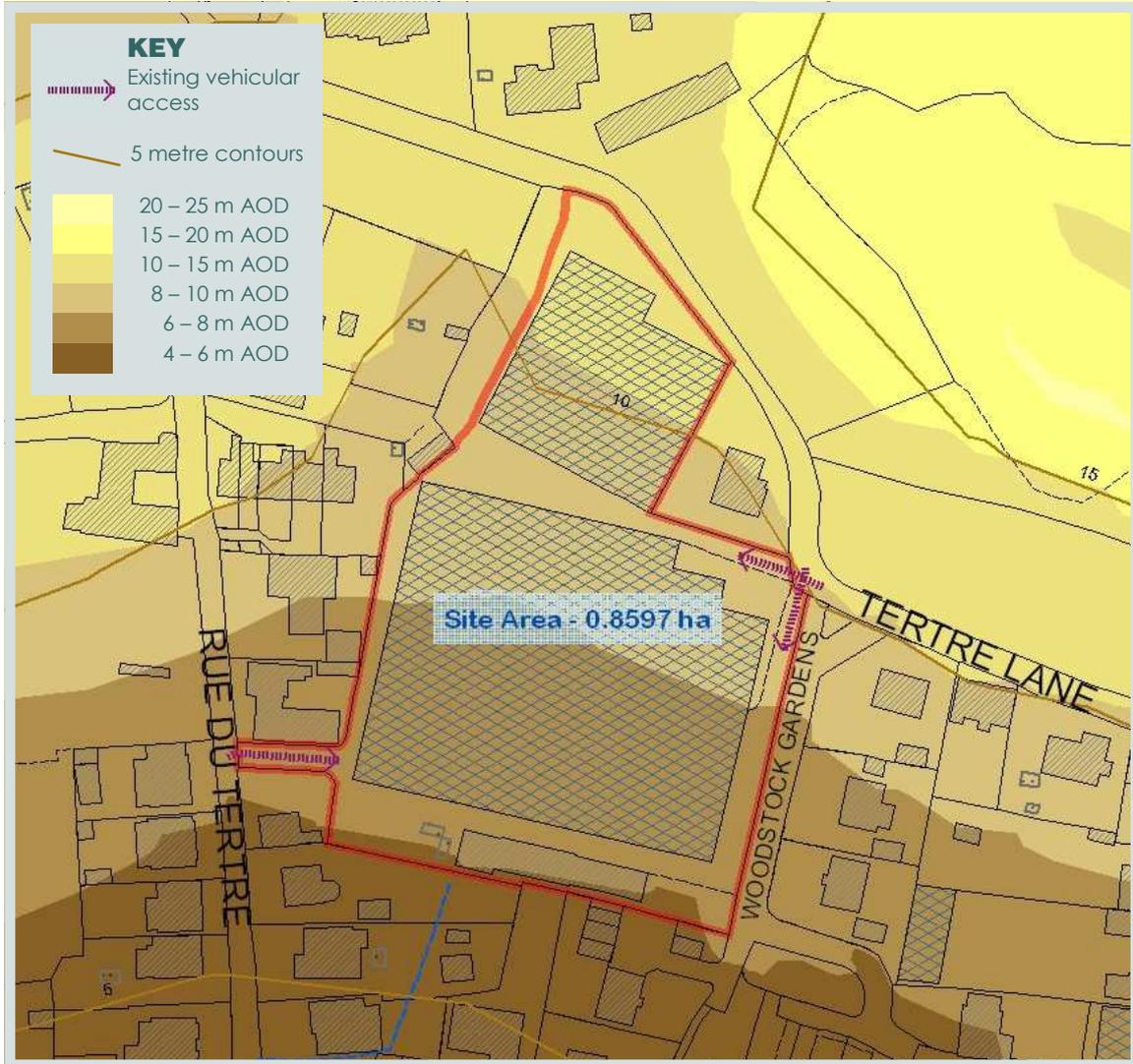
Whilst individual policies of the UAP should not normally be taken out of context, the policies that are particularly relevant to this site are listed in table 1 below. The policy reference should be used to find the appropriate policy in the UAP Written Statement. The table indicates the relevance of each policy to the site.

UAP reference	Policy Relevance
GEN1	The proposed development will benefit the community by providing new homes within in an established residential area which is well related to the pattern of development, situated close to the Bridge and convenient for local facilities.
GEN2	This Development Brief provides guidance for the comprehensive development of the site.
GEN3	The new development should be in sympathy with and respect the landscape setting of the area.
GEN4	The proposed development should have no adverse impact on the existing built environment.
GEN5	The proposed development should be of good quality in terms of its design and the materials to be used and buildings should be of appropriate siting, layout and scale in relation to their surroundings.
GEN6	The rural character of Le Tertre Lane, to the north of the site, is an important and distinctive landscape feature which should be protected and maintained.
GEN7	Roads and infrastructure requirements should be considered carefully in the context of the adequacy of existing roads and utilities to cope with additional demand. The Committee will consider the need for a Traffic Impact Assessment to be carried out in conjunction with any further planning application for development of the site.
GEN8	Safe and convenient pedestrian routes should be provided through the development.
GEN9	Adequate levels of parking and open amenity space should be provided, in accordance with the guidance contained in the UAP.
GEN11	The Committee will take into account the need to safeguard and, where appropriate, create opportunities for public enjoyment, including suitably located and designed play space.
GEN12	Care should be taken to ensure that the new development is not detrimental to the reasonable enjoyment of adjoining properties, for example by virtue of significant overlooking or overshadowing.
DBE1	The development should achieve a good standard of overall design and make a positive contribution to the urban environment.
DBE2	In terms of layout, any proposed housing should present a cohesive, comprehensive development of the site, taking full account of the surrounding disposition of buildings such that interesting and pleasant space are created both within the development and between the development and the surrounding built form.
DBE3	New buildings will be expected to generally conform to the height of surrounding buildings.
DBE4	The IDC will require proposals to incorporate a comprehensive landscape scheme for public areas and to help integrate the development with its surroundings. Inappropriate, suburban landscape treatments will be resisted.
DBE5	The northern part of the site, adjacent to Tertre Lane, offers an opportunity for enhancement of the rural character of the lane.
DBE9	Existing buildings and features on the site are not considered to contribute significantly to the character or appearance of the area.
DBE10	There is no known archaeological interest on the site.
HO1	The development will contribute to meeting the requirements for housing provision in the Urban Area.
HO2	The development must be of an acceptable standard in terms of design, density and amenity.
	<i>Continued overleaf...</i>

UAP reference	Policy Relevance
HO10	The density of development will be constrained by height limitations, amenity considerations, parking requirements and the achievement of a satisfactory design which respects the surroundings.
HO11	The majority of housing provided should be suitable for smaller households (no more than two bedrooms per home – i.e. 4 habitable rooms or less).
HO12	The needs of the mobility impaired should be considered in the design of the dwellings.
HO13	The size and location of this site mean that it is well suited to the development of sheltered housing.
CO3	The new development should be in sympathy with and respect the distinctive landscape features of the area.

## THE SITE AND ITS CONTEXT

The site is located on the northern fringe of the Urban Area, as defined in the Urban Area Plan. Land to the north is defined in the current Rural Area Plan (Phase 1) as being of high landscape value and special environmental importance.



The site is approximately 0.86 hectare (2.12 acres/5.24 verges) in area. It presently contains horticultural glasshouses and associated buildings, but it not currently used for productive horticultural purposes.

**Access adjacent to Woodstock Gardens**



**Access from Rue du Tertre**

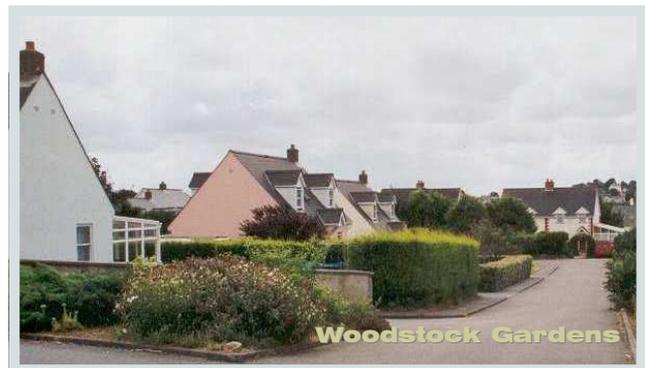


There is an existing vehicular access on the eastern boundary of the site, adjacent to the entrance to Woodstock Gardens and to the west of the site, from Rue du Tertre.



The site is within the Hougue lowland landscape type. The series of low rocky hills, or Hougues, are unique elements of the lower Parishes. Stone outcrops on these hills were, historically, quarried. A former quarry exists to the north of the site. Old farmsteads, small fields, trees and narrow, irregular lanes enclosed by boulder walls are all distinctive elements of this landscape type. All these features are evident in the area surrounding this site, particularly to the north and west of the site.

Adjoining land to the west, south and east contains dwellings of various ages and architectural styles. There is a mixture of single, one and a half and two storey designs, and of detached, semi-detached and terraced properties. There are a number of older properties of traditional design on Rue du Tertre to the west, interspersed with more recent development, whilst properties on Woodstock Gardens to the east and south are of relatively recent origin and contemporary style.



Principally due to the form and character of this existing development, Rue du Tertre has a built-up but fairly traditional feel, to which the groupings of older buildings contribute strongly. The terrace of cottages to the west of the site is a particularly strong element of the existing built form. In



contrast, Woodstock Gardens is characterised by modern, suburban development at a medium density. There is a small number of larger, traditional properties on the northern side of Tertre Lane to the north of the site, with open landscape predominating. Tertre Lane has a more rural

and intimate character.

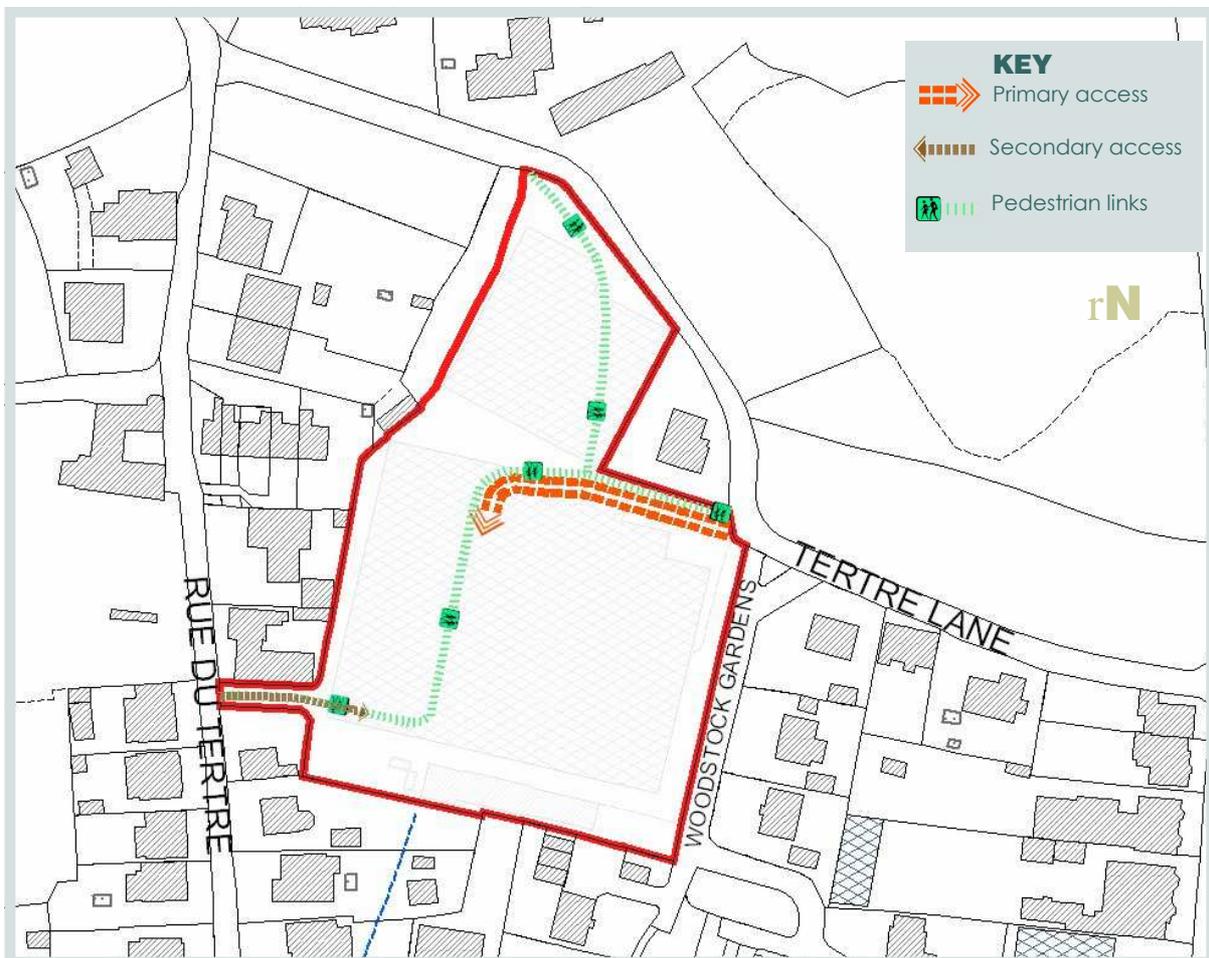
## DEVELOPMENT GUIDELINES

### Access and traffic

The primary access to new residential development shall be from the eastern boundary of the site. A secondary access to the Rue du Tertre may be devised for limited use such as pedestrians and cyclists, and subject to achieving a workable and safe design, emergency and service access and parking for up to six dwellings. Primary access onto Rue du Tertre is not encouraged due to the poor junction with Braye Road. The section of Tertre Lane between Woodstock Gardens and Rue du Tertre is narrow and tortuous. Additional traffic in this section is not to be encouraged.

Roads within the development shall be of minimum width commensurate with the safe passage of traffic and shared surfaces with pedestrian priority should be used where it is practical to do so. The development shall be carefully designed to provide safe and convenient pedestrian links between Tertre Lane and Rue du Tertre.

The Department will consider the need for a Traffic Impact Assessment to be carried out in conjunction with any further planning application for development of the site. A Traffic Impact Assessment may be required, depending on the number of dwellings proposed.



### Density and general form of development

The density and form of development shall be carefully designed to assimilate with the existing distinctive character of the setting. The overall density of development on the site shall be a minimum of 10 dwellings per acre. The majority of the accommodation provided should be no more than two bedrooms per home (i.e. 4 habitable rooms or less). Dwellings shall not exceed two

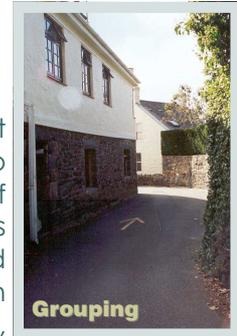
storeys in height. The Department would support the development of sheltered housing on this site. Adequate parking and private amenity space shall be provided within the development to conform to normal standards (see also in this regard Annex 2 and Annex 3 of the Urban Area Plan).



**Building cluster**

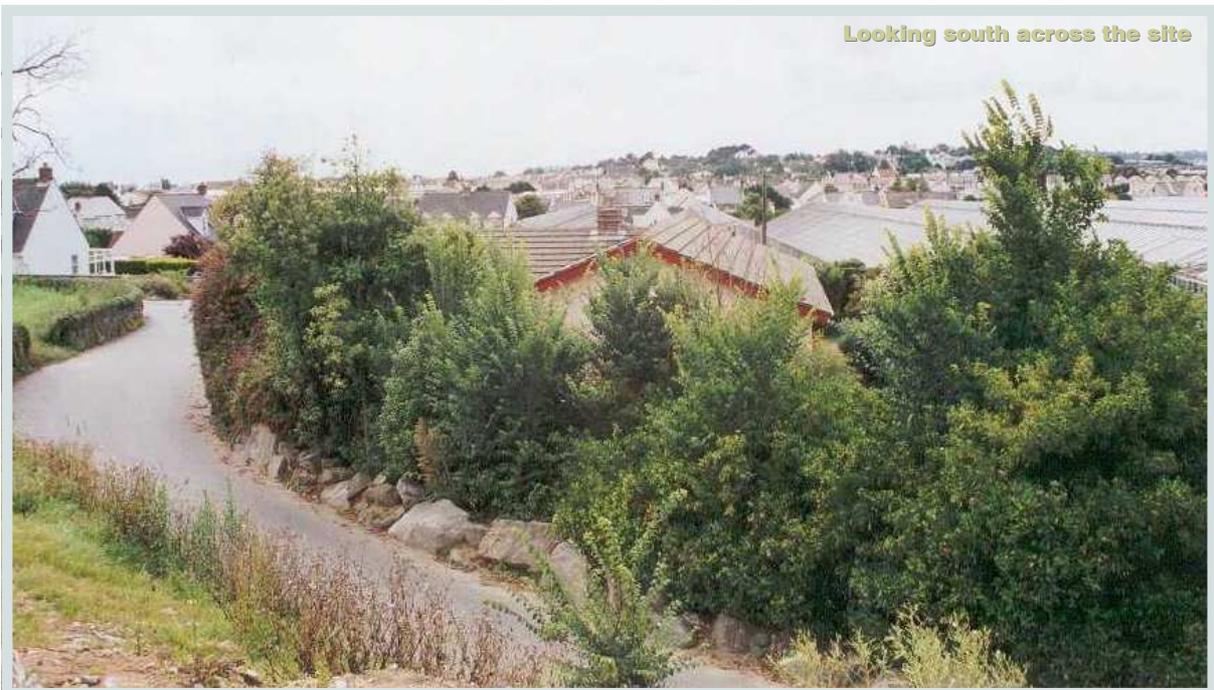
## Layout of development

The layout of the development shall be carefully designed to reflect the distinctive character of the locality. Clusters of buildings should be grouped around cohesive, well contained and high quality spaces. Suburban layouts, which involve the random



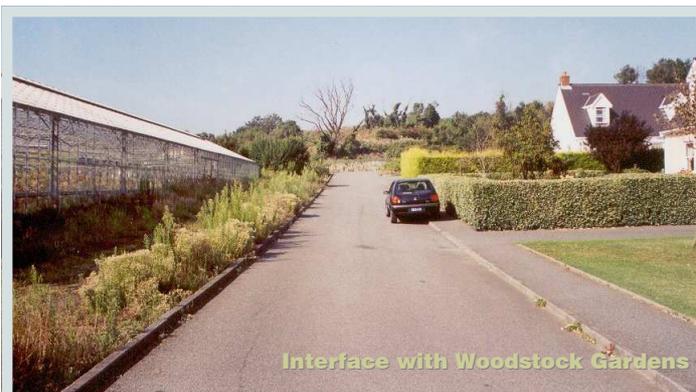
**Grouping**

positioning of buildings on the one hand or regimented and repetitive building plans on the other, should be avoided.



**Looking south across the site**

The southerly orientation of the site may be used to advantage in terms of achieving a southerly aspect for dwellings and the possible potential for views to the south.



**Interface with Woodstock Gardens**

The design of the houses should seek to achieve informality and variety of built forms. This may be approached in different ways, however, full consideration should be given to the most positive design influences in the area.

The interface between the new development and Woodstock Gardens is particularly important and sensitive. Woodstock Gardens is a private road, therefore it may be inappropriate and

impractical for the new development to impose a conventional frontage along this eastern edge. Nonetheless, this edge of the development is exposed to public view and will significantly impact upon the character and appearance of the existing estate road. An edge defined by private back gardens and individual boundary treatments should be avoided. In order to create a positive edge to the new development and to protect the character and amenity of Woodstock Gardens consideration should be given to a combination of blank gable ends and high screen

walls along this eastern boundary of the site.

### Neighbour amenity

The southern and western boundaries of the site are adjoined by the private rear gardens of dwellings in Rue du Tertre. The development shall be carefully designed to protect the amenities that occupiers of adjoining properties might reasonably



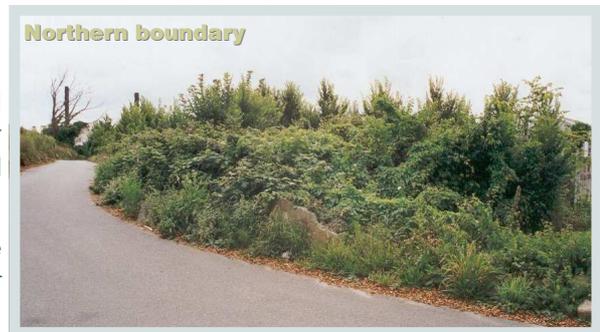
expect to enjoy. Particular care will need to be taken to prevent significant overlooking or overshadowing of adjoining properties.

### Landscape requirements

A substantial landscape buffer shall be provided to the northern boundary of the site to protect the intimate rural character of Tertre Lane and provide a dense visual screen to the site.

A high quality scheme of landscaping will be required for the site as a whole with particular regard to its boundaries and spaces within it.

Existing landscape features such as douits may be incorporated imaginatively within the design of the development.



### Conservation interest (archaeology, nature conservation)

There are no known nature conservation issues in connection with the site.

There is no current evidence of archaeology on the site. Prior to work commencing, it would be desirable to provide an opportunity for survey work and a small trial excavation to be carried out to determine any buried archaeology.

### Services and infrastructure

There are known surface water drainage problems in the area. Proposals should include and acceptable surface water management plan incorporating sustainable urban drainage systems (SUDS). The States of Guernsey Public Services Department will need to see the developer's detailed proposals in respect of this.

## Implementation

A written plan of work (method statement), specific to the site, for the removal of asbestos containing materials will be required.



