

Addenda to Written Statement
Feb 2007 to April 2010

Urban Area Plan

Review No.1

This document must be read in
conjunction with the Written
Statement.

States of Guernsey
Environment Department

Planning for a Better Environment



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Introduction

Since approval of the Urban Area Plan (Review No.1) in July 2002 it has been necessary for the Department to re-assess certain parts of the Plan in light of changing circumstances and corporate requirements. A number of these have been areas directly outlined within the Strategic Land Use Plan and in all cases, amendments certified by the Policy Council as being in conformity with that strategic document.

**a) Visitor Accommodation Development and Rationalisation
(Policies EMP13, EMP14 & EMP15)**

These amended policies provide a more flexible approach to developments affecting visitor accommodation, no longer referring to a 'core bed-stock', but instead looking at overall occupancy rates across the Island as well as the size, location and quality of facilities of individual establishments.

(Approved 1st February 2007, Billet D'Etat II)

**b) Longue Hougue Reclamation Site and Solid Waste Management
(Policies EMP8 & WWM6)**

These amended policies provide a framework to facilitate consideration of a range of technologies for a Residual Waste Treatment Plant at the Longue Hougue Land Reclamation Area, together with other waste management facilities that may be developed by the public or private sector.

(Approved 27th May 2009, Billet D'Etat XII)

**c) Interim Amendments
(Policies HO9, EMP1, EMP2, EMP7, CEN4, new Policies CEN3(A), ED1 and ED2)**

A package of revised and new policies which serve to retain the responsive nature of the Plan and cover a range of matters, including: domestic forms of development, land for industry and essential/small-scale infrastructure provision.

(Approved 29th April 2010, Billet D'Etat VIII)

A full copy of each set of alterations to the Urban Area Plan has been lodged at the Greffe.

As these changes have occurred over a number of years, the Department have produced this booklet to bring these addenda together. The booklet sets out all the relevant policies and explanatory text from the Urban Area Plan (Review No. 1) as amended by the alterations and additions procedure. The extracts are shown in sequential order to match the Written Statement.

To fully represent each of the changes to the Plan, amended and additional text has been integrated where necessary with retained original wording from the sub-section concerned. Also, unchanged text in some cases is shown for other policies which occur either on the same page or chapter as the subject amendment.

CLIFTON HALL

THE SALVATION ARMY

two

plan format

(amended)



2.1 What is this Plan used for?

The Plan has four main uses. These are:-

- 1) Making decisions on planning applications.
- 2) Encouraging suitable development on appropriate sites.
- 3) Protecting the environment.
- 4) Helping to guide public and private investment.

2.2 What does this Plan seek to achieve?

The basic objective of the Plan is to provide for the main development requirements of the Island in a way that conserves the special features of its environment, makes optimum use of its resources and offers a good quality of life for its people.

Since 1989 the land-use strategy for the Island has been to concentrate development in the Urban Area, whilst conserving and enhancing the rural environment. This strategy has been extremely effective. Most new development is now accommodated on previously developed land in the Urban Area.

The revised UAP gives renewed emphasis to this strategy. It aims to focus development on previously developed land and away from undeveloped land, to protect and enhance the best features of the landscape and the built environment, and to revitalise the centres of Town and The Bridge.

2.3 What does the Plan contain?

The Plan has two components: **The Written Statement** and the **Proposals Map**.

2.3.1 Written Statement

The first UAP was in a new format. It was more policy-based than previous "zoning" plans. The policy-based approach has proved to be very successful in helping to meet the objectives of the Island's land-use strategy. The revised UAP aims to build on this success.

The Plan has been structured to reflect the policy themes of the Strategic and Corporate Plan. Each chapter begins with reference to the **policy context** approved by the States of Guernsey, which is translated into a set of policy principles. These are the principles upon which the planning policies are based.

Each policy principle is then subsequently developed into a **policy** or series of **policies** for the use of land and related matters with explanations of how these Policies were reached. Policies are printed on a light red background. Every Policy has a title and a policy reference. These should be quoted in any correspondence.

Cross-referencing to other Policies is indicated in the margin, where appropriate, throughout the Plan. This is for information and guidance only, it is not exhaustive and does not mean that other parts of the Plan can be disregarded.

The Land Planning and Development (Guernsey) Law, 2005 requires the Department to take the provisions of the relevant Development Plan into account when considering a planning application. Where a development does not conform to the requirements of the Plan, the Department must refuse permission, unless the departure is of a minor nature. As a result, the absence of a specific enabling policy for a particular form of development means that it is prohibited by the Plan and the Department cannot approve it.

The Department recognises, however, that it is not possible to foresee all the circumstances that may arise in relation to future development proposals. As a result, policies ED1 and ED2 of the Plan make provision for development essential to the public interest, health or security of

the community even if they may conflict with other certain specific policies. However, there may be occasions when development that is not regarded as essential is not specifically provided for within the Plan but where it is of such a scale and nature that it would not significantly affect the objectives of the Plan. In such circumstances this development will be considered against the policies of the General chapter, the Design and Built Environment chapter and any others that the Department considers relevant.

Domestic/householder development, undefined by other policies of the Plan, will generally be permitted where it does not result in the loss of land allocated or protected for other uses and where it satisfies the requirements of relevant General and Design and the Built Environment policies.

The Policies outline where, in certain circumstances, more site specific planning guidance will be required in the form of **Planning and Design Statements, Development Briefs and Outline Planning Briefs**.

The Policies are backed up by a set of **Annexes** providing development guidance and supplementary information. For instance, Annex 1 provides details about Planning and Design Statements, Development Briefs and Outline Planning Briefs. The Annexes are very much part of the Plan and should not be regarded as separate. The Department will always encourage applicants to take full notice of the Annexes in preparing planning applications.

The Department may publish further guidance on these and related planning matters in due course under the 2005 planning legislation.

2.3.2 Proposals Map

The various **policy areas** referred to in the Written Statement are identified on the Proposals Map. The revised UAP moves even further away from the tightly drawn land- use zonings of earlier Plans. Instead, the new policy areas are more broadly defined to offer greater flexibility and to present a clearer picture of the overall strategy.

The Policy Areas are described below.

2.3.2.1 The Settlement Areas (Light Brown)

The Settlement Areas cover the main concentrations of urban development. They are the areas that are best located in relation to facilities. The Plan aims to further concentrate development within the Settlement Areas by taking advantage of underused sites and redevelopment opportunities. The Plan seeks to guide the development of suitable sites in a manner that is satisfactory in terms of design and amenity, whilst protecting important aspects of the environment. Careful attention will be given to the protection of valuable open spaces and important public views.

See especially Policy: HO2; HO9; EMP2; EMP6; SCR2

2.3.2.2 Outside the Settlement Areas (White)

The land lying outside the Settlement Areas includes extensive areas of agricultural land and corridors and broader swathes of open landscape, which prevent the built-up areas from merging. It also includes some individual buildings, or groups of buildings, and areas of ribbon development, which are not well related to the main settlements.

Outside the Settlement Areas the emphasis will be upon maintaining the openness of the countryside and safeguarding significant areas of agricultural land. The policies of the Plan make provision for some limited forms of development in these areas.

See especially Policy: CO1-2

2.3.2.3 Conservation Areas

Conservation Areas cover parts of the Urban Area where the distinctive character of the existing built environment merits a special level of protection. The emphasis will be on preserving and enhancing the character and appearance of these areas, ensuring that any new development respects their special qualities. It will be important to consider individual

buildings and spaces as part of the wider area, paying special attention to the value of groups of buildings and the spaces between them, rather than simply the buildings themselves.

See especially Policy: DBE4; DBE7; CEN11

2.3.2.4 Areas of Landscape Value

Large and strategically important swathes of high quality landscape are identified as Areas of Landscape Value. They represent the best examples of the landscape types to be found in the Plan area. As such these areas generally possess some or all of the distinctive features of the relevant landscape type described in Annex 8. The Areas of Landscape Value are broadly drawn and can include land of varying quality. In some cases, the land may need to be reclaimed and enhanced in order to restore the integrity and visual continuity of the underlying landscape. Accordingly, some glasshouses have been included where the land would be a natural adjunct to extensive areas of surrounding open landscape. The intention is to protect and enhance the landscape character and visual quality of the area. Opportunities for development will be very limited.

See especially: Policy CO4

2.3.2.5 Central Areas

The Central Areas encompass the main centres of Town and The Bridge. These centres accommodate a mixture of complementary uses, which the Plan aims to strengthen. The Plan aims to strike a balance between accommodating development that would contribute to the vitality and viability of the centres and avoiding development that would be harmful.

A significant increase in the residential population of the centres is encouraged through redevelopment, reuse and conversion of suitable sites. The provision of new shopping facilities, improvements in the quality of office stock and a variety of leisure uses will be focussed on the Central Areas.

Environmental quality in the Central Areas and accessibility by a choice of transport, are also addressed.

See especially Policy: HO3; HO10; EMP1-2; CEN1-12; SCR6

2.3.2.6 Harbour Areas

The Harbour Areas cover the harbours and their quayside environment including areas of port-related development.

The Plan seeks to maintain areas that are essential for port related activity. The attractiveness of the quayside environment and the public enjoyment of the area will be carefully considered also.

See especially Policy: ETL1- ETL3

2.3.2.7 Town Improvement Area

The Town Improvement Area indicates the parts of town where co-ordinated action is required to improve living conditions and to promote environmental enhancements.

See especially Policy: CEN9

2.3.2.8 Mixed Use Redevelopment Areas

Mixed Use Redevelopment Areas (MURAs) are identified at Gategny Esplanade, Le Bouet and Leale's Yard. New development or redevelopment in MURAs will only be permitted where it is in accordance with the relevant Outline Planning Brief. Since adoption of the Urban Plan in July 2002 significant progress has been made regarding development of the Mixed Use Redevelopment Areas (MURAs).

Gategny Esplanade

The Outline Planning Brief for the Gategny Esplanade MURA was approved by the States in 1999 (Billet d'État VII, 1999) and shall remain in force. Gategny Esplanade has witnessed a high level of take-up particularly for the larger-scale commercial elements in the southern

section of the MURA on the former Royal Hotel site and adjoining parcels. As of April 2009 capacity still exists for additional residential development.

Le Bouet

The Outline Planning Brief for the Bouet MURA was approved by the States in 1998 (Billet d'État XVIII, 1998) and shall remain in force. Le Bouet, centred on the Admiral's Park scheme, has been comprehensively developed with most recent completed phase being the 85 apartments adjoining Les Banques in March 2008. As of April 2009 capacity still exists for commercial and residential development.

Leale's Yard

An Outline Planning Brief has been prepared for the Leale's Yard MURA and was adopted by the States on 24th November 2004 with a key objective of creating a linked and integrated extension to the commercial centre of The Bridge comprising retail, commercial, housing and other uses. It is envisaged that the scheme will provide a level of new retail facilities to revitalise The Bridge shopping area without creating an over provision to the detriment of Town. As of April 2009 an application has been received for the development of the Main Development Site in the south of the MURA. Additional development potential exists within the north and east portions of the MURA.

See especially Policy: HO3; EMP1; CEN2; SCR6

2.3.2.9 Housing Target Areas

Housing Target Areas (HTA's) are identified on the Proposals Map as a means of safeguarding land, which may be needed to meet the requirement for housing and, where appropriate, other forms of development. New development or redevelopment in HTA's will only be permitted where it is in accordance with the relevant Outline Planning Brief (OPB).

The HTA's are at:

1. Bulwer Avenue (The OPB for the Bulwer Avenue HTA as approved by the States in 1998 (Billet d'État I, 1998), and as amended by the States in 2000 (Billet d'État XXI, 2000), shall remain in force).

2. Belgrave Vinery

3. La Vrangue

4. Pointues Rocques

5. Saltpans

6. Franc Fief

In order to give firm priority to previously developed land and sites within the Settlement Areas, the release of HTA's for development will be phased. When an HTA is needed, an Outline Planning Brief will be prepared to provide a comprehensive plan for the whole of each HTA in order to achieve the most efficient use of land and provide a high standard of living environment. The balance between accommodating development on the one hand, and conserving and enhancing special areas and features of interest on the other, will form an important aspect of the Outline Planning Brief for each HTA.

See especially Policy: HO8; SCR2; CO1

2.3.2.10 Hauteville Action Area

The Hauteville Action Area relates to the Outline Planning Brief approved by the States in 1999 (Billet d'État II, 1999). The approved OPB for this area shall remain in force.

2.3.2.11 Key Industrial Areas

These are the principal industrial locations and are particularly suitable for the development of new industrial or high technology employment uses. The Key Industrial Areas are important reserves for the development of businesses that require purpose built industrial premises and which cannot be accommodated elsewhere.

See especially: Policy EMP5

2.3.2.12 Longue Hougue Industrial Area and Reclamation Site

This area has been identified as being suitable for the accommodation of waste management facilities and it is an important reserve for the development of industrial uses with a high environmental impact as well as port-related industrial development.

See especially: Policy EMP8

2.4 How do I use the Plan?

The Policies, their supporting text and the Annexes, together with the Proposals Map are all integral parts of the Plan. When using this Plan it is important that they are read as a whole and that no part is taken out of context.

Every effort has been made to make this Plan as simple and easy to understand as possible. Nonetheless, it deals with a number of complex and often inter-related issues. Anyone unfamiliar with the Plan is, therefore, recommended to seek professional guidance. The Environment Department is able to provide advice and assistance with interpretation of the Plan.

If you are a regular user of the Plan you will probably develop your own method of working with the document. However, for the less experienced we recommend that you follow these steps:-

Step 1 In all cases, please refer to the **general policies** in Chapter 3. These are in effect the basic planning considerations that the Committee is bound to take into account.

Step 2 Ensure that the proposal respects and accords with the policies for **design and the built environment** in Chapter 4, together with the policies for the landscape and broader **countryside** in Chapter 11.

Step 3 Find your site on the **Proposals Map**. Consider any policies relevant to the policy area or areas within which the site is located.

Step 4 Refer to the policies specifically relevant to the existing use of the site and the proposed land use or building. For example, if the existing use of the site is industrial refer to **employment** (Chapter 6) **Policy EMP9**; if the proposal is for a new house then refer to **housing** (Chapter 5) **Policy HO2**.

The use of jargon has been avoided. Where technical terms have been used, a definition has been provided in the **Glossary**.

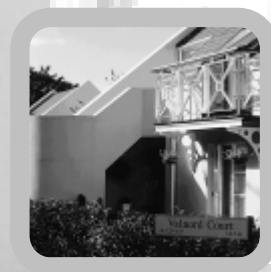
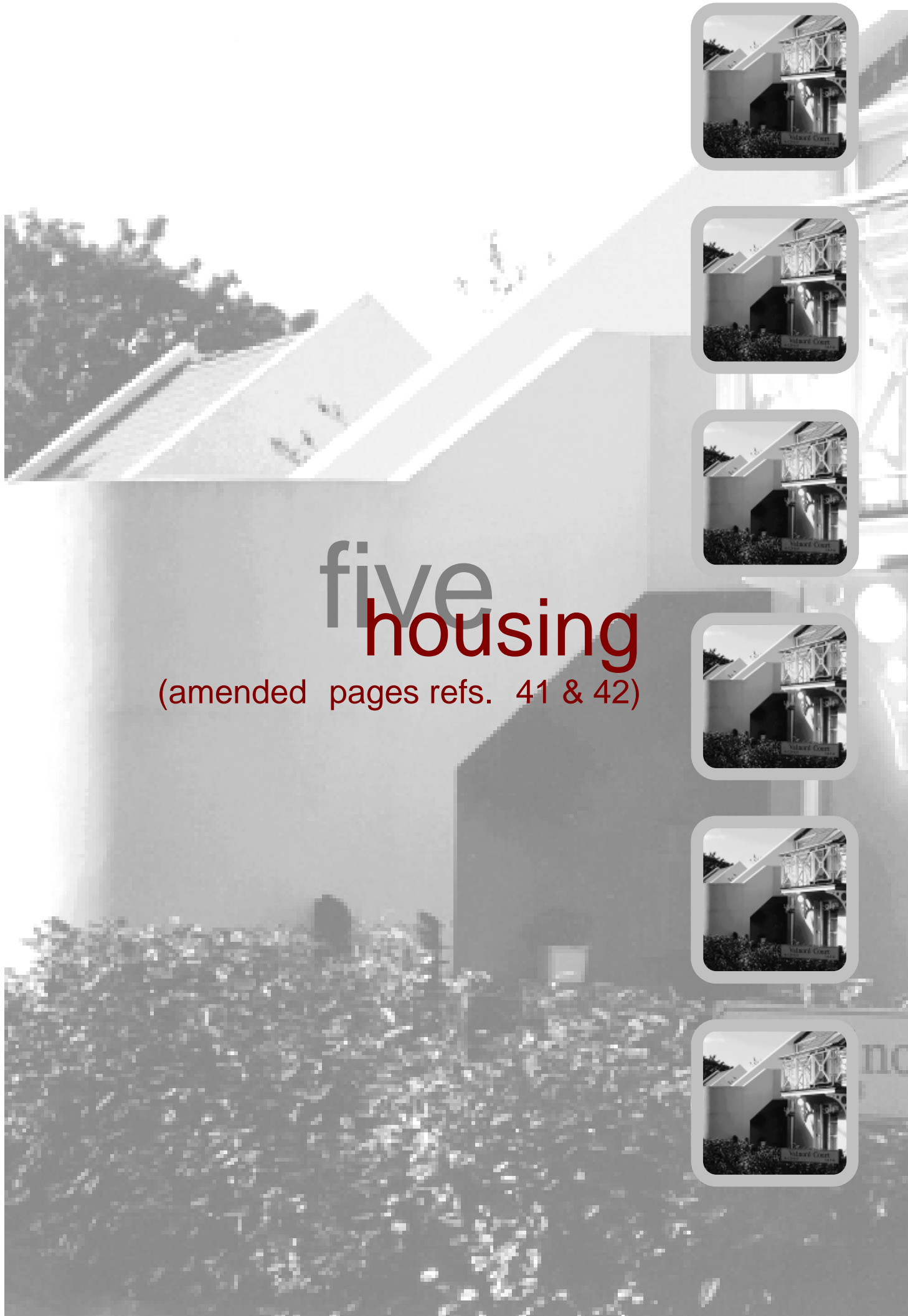
2.5 How will the Plan be monitored?

It is recognised that plan making does not end with the adoption of the Plan. Plan making is an on-going process involving the collection of information and data to enable the performance of the Plan to be monitored effectively and the use of that information in the evaluation and review of the Plan's policies and proposals.

Since the inception of the original UAP in 1995, the Environment Department has greatly improved its monitoring procedures. In particular, the Department produces quarterly housing land availability reports. This process of regular review provides vital information for the Policy Planning process.

The introduction of a new digital information system will enable the Department to produce an annual monitoring report. This would provide statistical information, an analysis of the extent to which the Plan's policies and proposals are being implemented and an examination of changes that might be taking place.

Where monitoring indicates that the Plan is not working effectively, consideration will be given to altering the Plan accordingly.



five housing

(amended pages refs. 41 & 42)

Policy HO8

Proposals for new development or redevelopment in Housing Target Areas will only be permitted where:-

- a) it is in accordance with the relevant Outline Planning Brief; or
- b) the proposals are unlikely to inhibit the implementation of an Outline Planning Brief or prejudice the comprehensive development of the Housing Target Area.

Also see Policy: HO1

5.2.5 Retention of the existing housing stock

In order to meet the growing demand for new homes, it is important that there is no net loss of the existing housing stock, either through redevelopment or change of use. Where living accommodation is not of a satisfactory standard, the aim will be to seek refurbishment of the property.

Where buildings are being redeveloped or refurbished, it will be necessary for residential accommodation to be replaced within the new development. The replacement accommodation should be at least equivalent to the existing housing in terms of its quality and the number of units. Often, however, it will be possible to provide accommodation of better standards and layout and this should be the general aim of redevelopment.

In exceptional circumstances, it may be acceptable to allow the loss of residential units that offer poor residential amenity and which are not practicable to improve. The loss of housing may also be justified where the site or building is needed to meet an essential social or community requirement. In addition, the Department may allow the displacement of residential accommodation where the development is substantial and overriding to the economic and/or social wellbeing of the Island. However, in such a case, equivalent replacement housing must be provided on a suitable site in the Urban Area.

HO9

Policy HO9

There will be a general presumption in favour of the retention and improvement of existing housing. Redevelopment or refurbishment schemes, which affect existing housing, will be required to retain or if possible increase the number and quality of housing units on the site.

The loss of existing housing or of a new building designed for residential use but presently vacant, will only be permitted where:-

- a) the accommodation is substandard by virtue of its size, location or means of access; and
- b) there is no reasonable prospect of upgrading the accommodation to provide satisfactory living conditions;

OR

- c) the site or building is needed to meet an essential social or community requirement;

OR

- d) the displacement of housing will facilitate a development with substantial and overriding economic and/or social benefit to the Island and where the housing will be replaced on a suitable alternative site within the terms of the housing policies of the Plan. In appropriate circumstances this may mean considering formally the release of a Housing Target Area.

5.2.6 Residential density and amenity

HO10

Encouraging higher density developments will increase the number of dwellings built within the Settlement Areas, hence reducing the pressure on greenfield sites. The Plan aims to raise significantly the density of new housing development above the levels that are typical of conventional close style developments. Raising the density of sites close to the main centres has the potential for reducing the need to travel by car, allowing residents to support local facilities. Higher densities should not be confused with poorer quality. In this respect, the scale, layout, garden space and other amenity considerations, such as daylighting and privacy, are all factors that influence the quality of development. It is important that adequate amenity space and facilities are provided in new developments, that overlooking is avoided and privacy safeguarded.

Policy HO10

In encouraging higher density developments the Committee will take into account the following:-

- a) The location of the site;
- b) the type of housing proposed;
- c) the character of the surrounding area;
- d) the needs of future occupiers; and
- e) the level of amenity for existing and prospective residents having regard to Annex 3.

Higher densities will be expected on sites within, and in the vicinity of, the Central Areas and for developments designed to meet the needs of smaller households.

5.2.7 A range of housing needs

5.2.7.1 Housing for smaller households

HO11

Social and cultural trends point to a continuing fall in household size and the formation of an increasing number of new single person households. Some of the larger housing sites, where a Development Brief or Outline Planning Brief will be required, are capable of accommodating a mixture of dwelling types and sizes including a substantial proportion of homes suitable for smaller households. In such cases, the Committee will normally expect the majority of the accommodation provided to be no more than two bedrooms per home (i.e. 4 habitable rooms or less).

Policy HO11

In considering proposals for larger sites, where a Development Brief or Outline Planning Brief will be required, the Environment Department will seek to ensure that the majority of housing provided is of a size, form and type suitable for smaller households.

Six Employment

(amended)



6.1 Policy context

The Employment section of the Strategic and Corporate Plan covers the main sectors of the Island's economy. The Plan aims to achieve a sustainable mix of employment opportunities, without reliance on any single economic sector. The Strategic and Corporate Plan encourages the development of existing businesses and new enterprises provided that this can be achieved without detriment to other employment uses, neighbouring properties or local distinctiveness. In particular, the significant opportunities offered by e-commerce have been recognised by the States.

Having regard to the Strategic and Corporate Plan the policy principles for employment are that:

- The requirements of a variety of service employers should be met by:
 - providing for a range of office accommodation;
 - upgrading the existing stock of older office accommodation; and
 - where appropriate, adapting obsolete office accommodation for other uses, such as housing. **[6.2.1]**
- A range of opportunities for industrial development should be identified to ensure an adequate supply of land and accommodation. **[6.2.2]**
- Home based employment should be encouraged where appropriate. **[6.2.3]**
- The rationalisation of existing horticultural holdings should be allowed to take place on suitable sites. **[6.2.4]**
- Provision should be made for tourist related developments, taking into account the Tourism Strategy. **[6.2.5]**

6.2 Policies for employment

6.2.1 Office accommodation

The local economy has become increasingly dominated by the service sector. Most of the Island's working population is employed in service industries such as: financial and business services; pharmaceuticals; cultural/media; leisure; training; technology/communications; advertising; franchising; publishing; and data processing. Many of these services require office accommodation.

6.2.1.1 New office developments

Recent growth and mergers in the financial and business services sector have led to increases in the size of some firms, producing demand for larger office buildings and, in particular, a demand from some firms for larger floorplate buildings. The Island has a finite supply of suitable sites because of its size, its relatively fragmented land ownership pattern and environmental considerations such as its distinctive and attractive fine-grained pattern of streets, spaces and historic buildings.

The Mixed Use Redevelopment Areas (MURAs) at Glatigny Esplanade and Le Bouet will meet the requirements for modern purpose built offices in St Peter Port and significantly reduce the need for offices in less appropriate locations. Increased provision for new offices outside the MURAs could seriously undermine the viability of these important schemes. Therefore, further large-scale office development will only be allowed on existing office sites in the Central Areas.

In larger developments, a mixture of land uses can complement and enhance the lively and varied character of Central Areas. Proposals for development of more than 2000 square metres (outside a MURA) will require the preparation of a Development Brief in order to establish the guidelines for an appropriate mix of uses.

Policy EMP1

Proposals for new office floorspace will only be permitted where:

- a) it is in accordance with the approved Outline Planning Brief for a Mixed Use Redevelopment Area (MURA);

OR

- b) it is located on an existing office site in the Central Areas and, where appropriate, provides for a mix of uses;

OR

- c) it is in accordance with Policy EMP2 or Policy CEN3(A)

EMP1

Also see Policy: paragraph 2.3.2.8; HO3; EMP2; CEN3

6.2.1.2 Small-scale professional and support services

Professional and support services often occupy small inexpensive office suites. Many of these are in older buildings, which possess features of special quality and interest and contribute to the character of their surroundings. The use of such buildings as offices can help to secure their retention, enhance the area and sustain the diversity of office accommodation. Alternatively, there may be demand for new-build facilities of this description that cater for public demand.

Proposals for this type of office will be required to demonstrate that:

- the offices have been designed for the purposes of offering a direct service to members of the public calling at the site, for example, through the provision of public reception and waiting areas;

EMP2

- the use proposed is genuinely for services provided principally to visiting members of the public (The Department may impose conditions restricting the use of the premises accordingly); and
- the proposals will be small scale having regard to the character of the surrounding area and the potential impact on residential amenity, traffic etc, acceptable size will therefore vary depending on physical circumstances.

Advances in information and communication technologies will increasingly mean that more people can work from offices in their own homes. Provided the scale of such development is strictly limited and existing residential amenity is not adversely affected, such uses will normally be acceptable.

Policy EMP2

Proposals for small-scale offices offering a direct service to members of the public calling at the site will only be permitted where:-

- a) the proposed offices are located within the Settlement Areas;

OR

- b) the proposals would result in the retention of buildings of special interest in accordance with Policy DBE8.

Also see Policy: DBE8; EMP9

6.2.1.3 Upgrading the office stock

EMP 3

The Island needs to upgrade its office stock regularly to meet rapid changes in the business environment. The office stock needs to be of sufficient quantity, quality and flexibility to appeal to the international financial and business services sector. Obsolete stock should be refurbished to improve the Island's office stock or, where appropriate, should be adapted to provide alternative uses.

Policy EMP3

Development involving the alteration and extension of existing office accommodation will only be permitted where:-

- a) the proposals are within the confines of the existing office site;
- b) the site is adequate in size and shape for the layout, access, parking, landscaping and any other requirements of the proposed development; and
- c) the scale of development would be compatible with the surrounding area.

6.2.1.4 Conversion of office sites for alternative uses

EMP4

Conversion of offices, which are no longer suited to modern requirements, to alternative uses such as housing, serviced apartments, 'e-suites', retailing and leisure facilities could increase the mix of uses and amenities in the Central Areas. However, it is also important to consider the longer-term office potential of a site so that future office occupier needs can still be met.

Policy EMP4

Changes from offices to other uses will only be permitted where:-

- a) the proposals would not prejudice the potential to meet future requirements for large floorplate office accommodation;
- b) there is evidence of positive attempts to market the building and seek continuation or reinstatement of an office use; and
- c) the resultant mix of uses would be compatible with each other.

Also see Policy: DBE8; HO4; HO6-HO7; CO2.

6.2.2 Industrial development

6.2.2.1 Key Industrial Areas

Key Industrial Areas represent the Island's principal reserves of industrial land. These areas are big enough to accommodate large industrial premises and have good road access. In view of the limited number of Key Industrial Areas and the constraints on future land supply, it is important that land that is particularly suitable for large-scale manufacturing or high technology businesses is used for those purposes.

Most of the new office-based industries, which have been facilitated by the growth in 'e-commerce', can be reasonably expected to operate from office sites in the Central Areas or MURAs. However, some of the new office-based industries cross the boundary between industry and office use and for operational reasons require large, out of town, industrial premises. Such uses often have a 'front office' facility but may also need 'back room' accommodation for design, production, storage and distribution.

Storage and distribution uses require warehousing which can usually be found on industrial sites. However, there has been a tendency for some wholesale operations to gradually shift towards general retailing. In order to ensure that prime industrial land is safeguarded for manufacturing and other appropriate business use, any change from wholesaling to trade customers into retailing to the general public will be resisted.

The Key Industrial Areas contain many operations that would not conform to the general intention of the Plan to reserve these areas for developments with particular locational requirements. The Plan will have no effect on the continued occupation of their existing premises and minor proposals that are unlikely to prejudice or inhibit the intention of the Plan may be acceptable. However, where it is proposed to extend or reconstruct premises of non-conforming uses, the provisions of Policy EMP5 will apply.

A Land and Accommodation Audit has indicated that the demand for space from expanding businesses is significant. Some of the required accommodation can be provided by expansion within existing sites, but there remains a requirement for some additional land to accommodate relocations and new or emerging industries.

An area of new industrial land has been identified at the Saltpans, adjacent to the Braye Road Industrial Estate. The proposed site avoids areas of landscape importance and, as an extension to an established yet relatively modern industrial estate, the land is well located in relation to other industrial uses and is capable of being provided with satisfactory access. A Development Brief will be required to guide the comprehensive development of this area (see Annex 1).

Policy EMP5

The Key Industrial Areas are reserved for the development of business and industrial uses that require purpose built industrial premises and which cannot be reasonably accommodated elsewhere.

Development for other business and industrial uses will only be permitted in exceptional circumstances and in accordance with other policies and proposals of the Plan.

A Development Brief will be required for the additional industrial land allocated at the Saltpans. A mix of unit sizes and a high standard of design and landscaping will be required.

EMP5

6.2.2.2 Industrial development outside Key Industrial Areas

EMP6

In order to provide the widest opportunities for industry, the reuse of brownfield sites and the development of sites in the Settlement Areas for industry and storage and distribution, including the consolidation and expansion of existing firms, will be encouraged.

Also see Policy: EMP 10

Policy EMP6

The expansion or consolidation of existing sites and the development of new premises for industrial and storage and distribution purposes, within the Settlement Areas and on previously developed land, will only be permitted where:-

- a) the proposal would have minimal impact on the amenities of any adjoining uses;
- b) access, parking, and servicing arrangements would be satisfactory; and
- c) the proposal is compatible with Policy EMP10 and other policies of the Plan.

6.2.2.3 Small workshops and yards

The maintenance of a viable industrial sector in Guernsey depends on there being sufficient accommodation for starter business and service trades. The latter are especially important because they provide essential services and utilise diverse skills. These firms generally require small, inexpensive workshops and yards, on accessible sites, perhaps with some shared support services.

Some of these activities have established themselves illegally on disused vinery sites. Land covered by glasshouses is classed as agricultural and the normal expectation is for it to be cleared and restored as open landscape. However, it is recognised that in recent decades horticultural development has become increasingly industrialised and it may not always be realistic and practical to expect a site to be restored as open fields given the investment in and the irreversible impact of buildings and infrastructure. Therefore, in very limited and specific circumstances, the use of redundant horticultural sites to provide small-scale accommodation for service trades may be acceptable.

Policy EMP7

The development of small workshops and yards will only be permitted where the proposals are consistent with Policy EMP5 and Policy EMP6 and, in very limited and exceptional circumstances, on redundant horticultural sites, which meet all of the following criteria:-

- a) The Department is satisfied that there is no real prospect of the continuation or reinstatement of horticultural activity on the site;
- b) there is no realistic prospect of the site being restored to agriculture or other open land use;
- c) the site has adequate vehicular access; and
- d) the development would not adversely affect an Area of Landscape Value or detract from the character and amenity of the surrounding area.

Applications for such development would be required to demonstrate that:-

- a) the site will be properly laid out with buildings, parking, access and open storage areas designed to be in sympathy with the landscape character of the area;
- b) the site will be sufficiently screened to minimise any adverse effect on the character of the area and the proposal is accompanied by full landscape and planting plans; and
- c) the proposals will meet the land and accommodation requirements for small workshops and yards.

EMP7

Also see Policy: EMP 5-6; CO1-6

6.2.2.4 Development of the Land Reclamation Site

The land created by the extension of the Longue Hougue reclamation scheme (known as Longue Hougue II) is an important resource for development. Whilst a proportion of the area will be required for port-related industrial development, the remainder should accommodate activities with a high environmental impact, including waste management facilities and uses which could potentially create a pollution threat to Longue Hougue Reservoir.

The Land Reclamation Site is part of the Key Industrial Area bisected by Bulwer Avenue. It is the area of land being created by landfill on the south side of St. Sampson's Harbour, abutting a previous land reclamation site known as Longue Hougue I. It is planned to accommodate port-related land uses on part of the reclamation area (see Policy ETL2), thereby taking advantage of the proposed deep water harbour facilities, with the remainder being made available for industrial development.

In May, 2000, the then Board of Administration commissioned consultants to undertake a Strategic Environmental Assessment (SEA) of potential sites, on an island-wide basis, to identify the most sustainable location for an integrated waste management facility (Solid Waste Strategy EIA Study - Stage 2 Report - May 2000). The preferred location was identified on reclaimed land to the east of Bulwer Avenue, St. Sampson known as Longue Hougue.

EMP8

In 2002, an Outline Planning Brief (OPB) was approved for part of the Longue Hougue Key Industrial Area (Phase One) in accordance with the State's adopted Solid Waste Strategy (Billet d'État XII, June 1998) which at that time required the provision of an Integrated Waste Management Facility (IWMF) to process the Island's waste comprising certain specified elements, including a waste to energy plant.

In early 2007 (Billet d'État I January 2007), the States resolved to seek competitive tenders for the design, build and operation of a broader range of technologies, in accordance with Strategic Policy 31 of the Strategic Land Use Plan (2006), rather than simply a Waste to Energy plant. In the light of this more recent resolution, the OPB does not provide a policy framework covering all the potential development options for the site. The requirement to prepare an OPB has therefore been removed and replaced by a requirement to prepare a Development Brief, which will provide for all potential options, whilst allowing for more flexibility.

Policy EMP8

At the Longue Hougue Key Industrial Area and Land Reclamation Site, the priority will be to accommodate:

- Waste management facilities;
- Industrial uses with a high environmental impact;
- Uses falling within Use Classes 48-59 inclusive; and
- Port-related industrial uses.

To ensure that the Key Industrial Area and Land Reclamation Site are planned comprehensively, a Development Brief will be prepared for the phased development of the land to the east of Bulwer Avenue, St. Sampson, the underlying principles of which will be to optimise the use of the available land and achieve a good overall development which enhances the Key Industrial Area and recognises the importance of the site's 'Gateway to Guernsey' location.

All planning applications for significant waste related facilities shall be supported by an Environmental Impact Assessment.

6.2.2.5 Protecting industrial sites

EMP9

Suitable industrial land sites represent a scarce economic resource. In order to ensure that sites continue to be available for existing firms and emerging companies, sites that are well suited to industrial use will be protected. In some cases, the standard of accommodation provided and site constraints will mean that industrial use is no longer appropriate.

Policy EMP9

The change of use of existing industrial land and accommodation will only be permitted where it can be clearly demonstrated that the site or premises is no longer suited in land use terms to continued industrial use having regard to:-

- a) the standard of accommodation and the level of demand for such premises;
- b) the suitability of the existing access to the site for industrial purposes and the likelihood of improving the situation; and
- c) the potential for remedying land use conflicts with neighbouring users, particularly where amenity would be improved by the removal of noise, smells or traffic conflicts.

6.2.2.6 Unneighbourly uses

EMP10

Although industry and storage/distribution uses can often co-exist alongside residential properties or other commercial uses there are circumstances where the operation of a firm creates disruption by virtue of unsociable working hours, on-street parking and loading/unloading or as a result of noise, smells, dust, vibration, etc. It may be possible for businesses to make on-site improvements to minimise such problems and the Environment Department will seek such improvements through negotiation where appropriate.

Policy EMP10

Proposals for the development of existing sites and premises, which are considered to be causing an unacceptable loss of amenity, will only be permitted where:-

- a) it would not lead to an increase in detrimental effects; and
- b) adequate improvements are proposed to remedy or mitigate any amenity conflict.

Also see Policy:
EMP6

6.2.3 Home based employment

Modern technology and communications mean that it is now easier than ever to operate a business from home. The need to travel to the workplace and the demand for additional business accommodation is reduced by home working. It is, therefore, a good example of sustainable development and will be encouraged where it will not have an adverse affect on the surrounding area as a result of increased activity and disturbance.

EMP11

Policy EMP11

The use of part of a dwelling house or the conversion of a building within the curtilage for the purpose of a business carried out by the occupier will generally be permitted where:-

- a) the primary use of the property will remain as a dwelling house;
- b) access, parking and servicing arrangements would be satisfactory; and
- c) the proposal would be compatible with the surrounding area and other policies of the Plan.

Also see Policy: EMP2; EMP6;
EMP10; CEN3

6.2.4 Horticultural development

The area occupied by commercial glasshouses continues to decline. However, the average size and productivity levels of individual businesses continues to increase. In order to assist growers in terms of greater operational efficiency while protecting open countryside, horticultural businesses will be encouraged to develop and extend where existing glass is located and to consolidate dispersed operations onto more concentrated areas.

EMP12

Policy EMP12

Proposals for the development of glasshouses or other ancillary horticultural facilities intended for commercial operations will only be permitted where:-

- a) the site forms part of an existing holding which is considered to make a valuable and needed contribution to the industry and is likely to continue to do so for the foreseeable future by virtue of its suitability for commercial operations;
- b) the proposal would have minimal impact on the amenities of any adjoining uses; and
- c) the proposal complies with the other policies of the Plan.

6.2.5 Tourism

The prosperity of Guernsey's visitor economy is important for the support that it gives to many of the Island's essential services and facilities. It helps sustain our external transport links, provides diversity in employment opportunities including those in support services and, helps promote the sustainable use of important Island resources such as its environment and culture. A healthy visitor economy also promotes the viability of those existing recreational facilities, such as golf-courses and sports centres, which are used by local residents, tourists and business visitors alike.

Worldwide, however, the visitor industry is undergoing a significant period of restructuring through the opening up of new destinations, the development of low cost airlines, and the revolution in marketing and purchasing methods made possible by advances in communications and technology. If the future prosperity of the sector is to be ensured, it is essential that, in such a competitive environment, the visitor's experience of the Island fully meets expectations in terms of value and quality.

In line with strategic policies of the States, new build visitor accommodation developments will be guided towards the UAP Settlement Areas. Here they may well play a supporting role to other nearby businesses in providing facilities such as conference rooms and health suites, and will help sustain new tourist developments and improve the vitality of the urban area.

To aid the viability of tourism, the current restructuring of the industry will need to be reflected in the Island's own accommodation infrastructure. The refurbishment and upgrading of visitor accommodation will continue to be necessary to enable appropriate standards to be maintained and to provide new facilities, but there will also be a need for innovation and flexibility in meeting new market expectations and opportunities.

While there may be justification in permitting those establishments that are unable to adapt to the new market requirements to leave the industry, there is also a need to encourage investment in those establishments and on those sites that have the appropriate potential. The Environment Department will, generally, support such proposals having regard to the General and to the Design and the Built Environment policies of the Plan.

Different categories of visitor accommodation (for example individual hotels, guest houses, and self-catering apartments) all require different levels of staffing to ensure that they are properly serviced. The Department will, therefore, ensure that any new staff accommodation serves to satisfy the operational requirements of the facility whilst preventing unnecessary development within the rural area.

For the purposes of this section, visitor accommodation is taken to refer primarily to hotels, guesthouses, self-catering units and similar accommodation and includes staff accommodation linked to such establishments.

6.2.5.1 New visitor accommodation

EMP13

New visitor accommodation can add vitality to a town centre area and help sustain its viability, but other locations within the Settlement Areas or within suitable redundant buildings can prove to be equally beneficial. Conference and other ancillary facilities in hotel developments can make a significant contribution to the role of the Island as an international financial and business centre and will, therefore, be encouraged where appropriate.

The siting, design, scale and massing of such developments, especially where prominently located or within Conservation Areas, will be given careful consideration by the Department.

Policy EMP13

Proposals for new visitor accommodation will generally be permitted where:

- a) a comprehensive and sustainable plan for the foreseeable future development of the site is submitted;
- b) the access, parking and servicing arrangements are satisfactory; and,
- c) the development is compatible with the surrounding area and with other policies of the Plan.

Also see
Policy:SCR6

6.2.5.2 Alteration, extension and redevelopment of existing visitor accommodation

The Department acknowledges that some of the Island's visitor accommodation would benefit from ancillary alterations and extensions in order to keep pace with changing visitor expectations. It also recognises that in certain instances it would be reasonable for establishments to wholly redevelop in order to attain the level of service and quality reasonably expected by visitors to the Island, or to target a new or different segment of the market.

The Plan aims, therefore, to support existing establishments that wish to upgrade to higher standards of accommodation, or to target a different market sector.

For the purposes of this policy, new buildings at existing establishments, which are incidental or ancillary to the existing use, will be treated as being extensions, subject to compliance with any relevant General or Design and the Built Environment policies.

EMP14

Policy EMP14

Proposals for the alteration, extension and redevelopment of existing visitor accommodation establishments, including the provision of associated staff accommodation and ancillary uses will generally be permitted where:

- a) provision can be made to meet additional parking and servicing requirements without detriment to the character and amenity of the area;
- b) if a dwelling currently exists, the proposal retains part of the accommodation as a dwelling; and,
- c) the proposed development is compatible with the surrounding area and other policies of the Plan.

6.2.5.3 Rationalisation of visitor accommodation

For a number of years the quality of accommodation offered by the Island's visitor sector has been in overall decline, relative to the market. This is probably due to a lack of investment resulting from low average occupancy figures. Individual establishments that find themselves in this position are often unable to generate sufficient funds to invest in the refurbishment and development of facilities that would enable them to compete in the evolving market.

In order to secure an adequate stock of visitor accommodation and to encourage the industry to invest in its improvement, the Commerce and Employment Department has set the following objective with regard to the minimum occupancy rates which, it considers, will be necessary to sustain a viable sector:

To achieve an average annual room occupancy level for the serviced accommodation sector of 65% (based on year-round occupancy) and for self-catering accommodation of 75% (based on seasonal occupancy).

EMP15

Owing to the changing nature of the tourist economy, it is difficult to define exactly what is an 'adequate stock' of visitor accommodation. Nonetheless, the Environment Department takes it to be that which would naturally sustain the above occupancy rates at any particular, given time.

Based on the current supply of accommodation and occupancy levels, for this objective to be achieved, there would need to be a structured reduction in the total supply of accommodation in the Island. This reduction, and indeed any new or extended accommodation (whether in the rural or urban area), needs to be carefully monitored in order to ensure that actual occupancy rates remain at, or sufficiently close to, the minimum level. To this end, the Board will have regard to the adequacy of stock of visitor accommodation when applying Policy EMP15.

However, while there is a clear need for an improvement in occupancy levels overall, it is also acknowledged that the demand for accommodation depends not just on the quality of the establishment and level of facilities available but also on its location. Demand remains strong for accommodation within easy reach of the centre of St Peter Port and in attractive rural and coastal locations. It is evident that in such locations, investment in the refurbishment and redevelopment of accommodation and facilities, sometimes incorporating additional capacity, can generally be justified. In addition, there is a strong demand for self-catering visitor accommodation across the Island although this does not appear to be so dependent upon location.

It follows that the most practicable opportunity for reducing the overall supply of accommodation, is most likely to be found in respect of serviced accommodation situated in poor, or relatively indifferent, locations.

Therefore, in appropriate circumstances permission may be granted for the change of use of visitor accommodation to an alternative use. However, the applicant must demonstrate that the establishment is

- not of a satisfactory standard and is incapable of being upgraded or otherwise adapted; or,
- that the continuing use of the site as visitor accommodation is not viable, perhaps because of locational, immediate surroundings or size issues.

In addition, it must be shown that there are no practicable opportunities at reasonable cost for conversion of the accommodation to meet a different sector of the tourist market, for example, good quality self-catering accommodation.

In determining whether the establishment currently offers, or is capable of attaining, a satisfactory standard of accommodation, the Department will take into account the following factors:

- The location of the establishment, immediate surroundings and ease of access for visitors

[Those locations regarded as of importance are:

- (i) Within easy access of the Town Area
- (ii) On, or within easy access to the south and south-east coast cliffs
- (iii) On, or adjacent to, a good tourist beach, being a beach which has refreshment and toilet facilities and provides attractive bathing at all states of the tide
- (iv) Enjoying an attractive outlook or views
- (v) Adjacent, or within easy access, to special interest attractions, or important visitor facilities (including the Harbour and Airport)]

- The size of the establishment (whether too large or too small) and the size of the site on which it is located;
- The current standard of accommodation and amenities and the potential for upgrading or conversion to other tourist accommodation uses, including the cost of the works involved;
- The nature and level of available facilities.

In order to determine whether a visitor accommodation establishment is not viable, the views of the Commerce and Employment Department will be sought. To this end, the Commerce and Employment Department may reasonably request such information from an applicant as is necessary to make a sound assessment.

Policy EMP15

The change of use or redevelopment of visitor accommodation to other uses will only be permitted where it would not prejudice the retention of an adequate stock of visitor accommodation across the Island and where:

- a) The existing premises provide an unsatisfactory standard of accommodation and facilities and are incapable of being upgraded or otherwise adapted to a satisfactory standard or, changed to an alternative visitor accommodation use at reasonable expense, having regard to the location, immediate surroundings and size of the establishment; or
- b) The premises are currently of an inappropriate size for a modern, viable operation and are not readily capable of being suitably adapted or re-sized.

Where a residential use is proposed, a satisfactory living environment and standard of accommodation must be provided including satisfactory levels of amenity, servicing and parking provision appropriate to the type of accommodation being created and its location.

Proposals for the re-use or redevelopment of former visitor accommodation for housing purposes comprising sheltered accommodation, residential or nursing homes or staff hostels will generally be supported.

Also see Policy: HO4; HO7

6.2.5.4 Visitor facilities and attractions

Many people consider St Peter Port to be the "jewel" in the Island's "crown". It is, therefore, an important asset for the visitor economy. Tourists do not just enjoy the set pieces such as Castle Cornet, Candie Gardens and Hauteville House, but also the wider experience of the historic and cultural environment. New developments should, therefore, complement existing tourism themes such as the Island's heritage, the built and natural environment, Victor Hugo, Fortress Guernsey, the harbours and speciality shopping. Formal and informal recreation facilities are also important.

Policy EMP16

The Environment Department will encourage the development of appropriate visitor attractions and facilities that:-

- a) respect the scale, nature and character of the surrounding area; and
- b) complement and enhance existing tourism themes.

Also see Policy: CEN11

seven centres

(amended page refs: 63-66)



7.2 Policies for centres

The Town and The Bridge are the main centres, performing an important economic, social, and cultural function for residents, visitors and businesses. In order that the centres continue to fulfil this role, a balance needs to be struck between accommodating development which would contribute to their vitality and viability, whilst avoiding development which would impair their attractiveness.

7.2.1 New retail developments

7.2.1.1 New shopping facilities in the Central Areas

St Peter Port is the Island's main shopping area and is characterised by an interesting blend of Island-based independent retailers and "high street" stores. The rehabilitation of the former Market buildings will add to the retail facilities in Town. Other developments are likely to occur as the Town's retail function responds to competition and changes in shopping habits.

The Bridge has a strong, individual identity influenced by the absence of "high street" stores and the range of small specialist traders. The centre has the potential to benefit from additional trade from the new marina. Redevelopment of Leale's Yard will be a major opportunity to create new retail facilities and increase the number of residents in the area.

In order to ensure that Town and The Bridge continue to provide attractive and convenient shopping facilities for all the community, the policies for new retail development have the broad thrust of improving shopping facilities whilst at the same time concentrating development in and around the existing centres. New retail development needs to be carefully integrated within centres to help maintain and enhance their role.

Policy CEN1

On land within or immediately adjoining the Central Areas of Town and The Bridge, new retail development will only be permitted where the proposals:

- a) are satisfactorily located in relation to the character of the area and neighbouring properties;
- b) make appropriate provision for access, car parking and servicing; and
- c) are in conformity with other policies and proposals of the Plan.

CEN1

7.2.1.2 New retail development outside the Central Areas

Retailing is dynamic and evolving, its requirements may change over time. The public can often benefit from a widening choice of shopping facilities and increased competition. Certain retail developments, however, may not be easily accommodated in or adjoining the established centres e.g. supermarkets, DIY and garden stores.

To meet these needs, provision will be made for major new retail developments as part of the Mixed-Use Redevelopment proposals for Le Bouet (Admiral Park) and Leale's Yard. However, pending the completion of an Island Retail Strategy, there is a lack of evidence to demonstrate that any further general provision for out-of-town retail developments could be accommodated without seriously undermining the future vitality and viability of the centres.

Policy CEN2

Within the Mixed Use Redevelopment Areas at Le Bouet (Admiral Park) and Leale's Yard provision will be made, in accordance with an adopted Outline Planning Brief, for new retail development of a type, form and location that is likely to complement the viability and attractiveness of the existing centres. The provision generally of further new retail developments on sites away from the Central Areas of Town and the Bridge will be resisted.

CEN2

7.2.2 A sustainable mix of diverse activities

7.2.2.1 Mixed use development

CEN3

Also see Policy: HO3; EMP1;
SCR6

Mixed-use developments ensure a diversity of use in the centres. A mixture of businesses and housing increases activity and can stimulate shops, restaurants, cafes, entertainment and other developments to serve them. The increase in activity can also contribute to a greater feeling of personal safety and it may promote investment in the maintenance of the buildings. This in turn adds to vitality and viability of the area.

Proposals for development of more than 2000 square metres floorspace will require the preparation of a Development Brief, in order to establish guidelines for an appropriate mix of uses.

Policy CEN3

The Environment Department will support proposals to introduce a mix of appropriate uses including shopping, leisure, recreation, entertainment, service, employment, educational, institutional, medical/healthcare, housing, community and other activities, which contribute to the vitality and viability of the Central Areas in ways that are compatible with the amenity of surrounding areas.

7.2.2.1.1 Central Area Gap Sites

CEN3(A)

Vacant sites within an otherwise built up length of street frontage in no form of beneficial use can have a detrimental effect upon the vitality and viability of the centres. However, in some cases these can be financially problematic to develop for lower value schemes. Therefore in suitable cases, where the Department is satisfied that the site is a genuine gap site, such locations within the Central Areas may provide an opportunity for limited office development where such schemes offer potential for environmental enhancement in accordance with Policy CEN9. The Department will require these to make a positive and complementary contribution to the historic character and townscape of the Central Areas. The inclusion of office development on gap sites within predominantly non-commercial areas will not however be permitted. Major office development schemes will be considered against the provisions of Policy EMP1.

Policy CEN3(A)

Proposals for office development will be permitted on gap sites within the Central Areas where:-

- a) the form and scale of development is compatible with the function and character of the surrounding area;
- b) the proposed development will make a positive contribution to the architectural and spatial character of its setting, which enhances the townscape of the Central area.

(see also Policy DBE2 and DBE7 where appropriate)

7.2.2.2 Complementing the retail function

CEN4

Service trades (e.g. estate agents, yacht brokers, dry cleaners) and restaurants, pubs, wine bars etc, are complementary to the shopping function and can have a key role in maintaining a diverse and commercially prosperous centre. In certain areas, however, particularly the primary shopping frontages of High Street/Le Pollet, Commercial Arcade, Market Street and The Bridge, the replacement of significant numbers of shops with other uses will, if unchecked, break up continuous shop frontages and dilute the retail function of the centre. This will have a detrimental effect on the shopping environment and will affect the viability and vitality of the centres.

In considering proposals for the change of use or redevelopment of retail units at street level, the impact of the proposal on the retail function of the centres will be determined having regard to:

- the particular nature and character of the use proposed, including the level of activity associated with it;
- the effect of the proposal on the retail frontage involved in terms of the size of the unit, the length of its frontage and the location of the unit within the frontage;
- the number, distribution and proximity of other premises in non-retail use or with permission for such uses;
- whether the new non-retail use would result in an over concentration or grouping of uses which could result in a long term loss of trade from the centre compared with a continued retail use;
- the design and appearance of the proposed frontage;

and subject to individual conditions, where there is an established impact, it will be necessary to have recourse to:

- the length of time the unit has remained vacant and the evidence to show that attempts have been made to find a retail occupier.

Where non-retail uses are permitted within a shopping frontage, it is important that they do not present blank frontages that may detract from the overall vitality of the shopping street. In order to ensure that the impression of a lively frontage is retained, the maintenance of a window display at pedestrian level will be required in appropriate circumstances.

The impact on nearby residents, particularly at the weekend and late at night, will be given very careful consideration. The main planning issue is likely to be the scale of noise and disturbance expected and the extent to which this may impact upon the occupiers of upper floor flats or adjoining residential properties.

Policy CEN4

Proposals for change of use or redevelopment of retail units at ground level within the Central Areas will only be permitted where the overall retail function and vitality of the frontage within which the shop unit is situated would not be adversely affected and the use is compatible with other Plan policies.

Also see Policy: ETL4

7.2.2.3 Maintaining the variety of shop units

The blend of independent specialist traders and chain stores contributes to the character and attractiveness of both the Town and The Bridge. In order to ensure the continuing success and prosperity of Town and The Bridge, it is considered important that a variety of shops should be encouraged.

Smaller shop units in areas where rentals are lower, such as the Pollet, Mill Street and Mansell Street, provide for niche retail and specialist uses outside the main stream of large retail chains. These smaller, independent businesses are the mainstay of Guernsey's retail economy. In relation to the tourism benefits and even more significantly in terms of the local economic benefit, the direct value of these independent operators is substantially higher than the value that the large chain stores achieve.

As part of the overall shopping mix, however, it is also important to accommodate larger retailers. The narrow plot widths of some existing shop units are often unsuited to the

CEN5

modern retail formats demanded by large chain stores and, therefore, require adaptation. When considering such proposals care will be taken to ensure that the character of the shopping streets is not adversely affected by insensitive alterations.

Policy CEN5

Within the Central Areas, a variety of shop units will be encouraged. Development proposals involving the extension or alteration of shop units will only be permitted where the external appearance of the new shop unit would not adversely affect the character of the Central Area.

7.2.3 Accessibility

7.2.3.1 Public and commercial car parks

CEN6

The Environment Department supports the principle that parking facilities are available to meet minimum requirements and that alternatives to the car are encouraged. Car parking is a major use of land and its supply is a key factor influencing journeys by motor transport. There is a balance to be struck between providing more parking spaces in urban areas to deal with increasing demand and the need to reduce car dependency and achieve a shift towards more sustainable modes of transport.

It is accepted that some additional parking provision may be required. In order to meet specific requirements, Policy CEN 6 supports the provision, where appropriate, of high quality parking in purpose built, well designed, and security conscious facilities (preferably underground).

Policy CEN6

The Environment Department will seek to ensure that there is sufficient and suitably regulated public and private off-street parking to meet the operational needs of Town, The Bridge, public facilities and the essential needs of commercial developments.

Proposals for the provision of car parking will only be permitted where:-

a) it is required to provide adequate on-site parking to meet the operational needs of existing premises;

OR

b) the site has been identified by the States for the provision of public car parking;

OR

c) the parking is required as part of a development proposal or an Outline Planning Brief.

Proposals which would lead to a reduction in the overall level of car parking provision throughout the Urban Area will not normally be permitted. However, the Committee will give favourable consideration to the relocation of existing car parking spaces where this would facilitate the implementation of the environmental conservation and enhancement objectives of the Plan.

nine

water & waste management

(amended page ref: 83)



9.2.5 Solid Waste Management

Whilst the States have adopted a Solid Waste Strategy (Billet d'État I January 2007) which involves the construction and management of a facility at Longue Hougue that is capable of dealing with waste arisings on the Island for the next 25 years, it is anticipated that other forms of waste related development such as a Civic Amenity Site and Materials Recovery Facility (MRF) could also be developed in the Urban Area to meet the need for solid waste infrastructure. Where appropriate, the Environment Department will require applications to be supported by an Environmental Statement and Compliance Document.

Policy WWM6

Proposals for solid waste management facilities will generally be supported, subject to them satisfying other relevant policies of the plan. Where appropriate, the Environment Department will require applications to be supported by an Environmental Statement and a Compliance Document, the latter demonstrating how requirements relating to environmental impacts have been complied with.

WWM6

9.2.6 Liquid waste management

The States' liquid waste strategy (Billet d'État XI, May 1999) envisages the provision of a centralised wastewater treatment facility in the Urban Area unless there is an overriding reason to consider localised treatment. A site is being identified through an EIA process. An Environmental Impact Assessment will be required for any such proposal.

Policy WWM7

The IDC will expect proposals for a sewage treatment works in the Urban Area to be accompanied by an Environmental Statement and a Compliance Document, demonstrating how environmental impacts have been taken into account.

WWM7

twelve

essential development
&
infrastructure



12.1 Essential Development

ED1

Where a development, including infrastructure provision, is clearly essential to the public interest, health, safety or security of the community, the Department will generally support the proposals where they are in compliance with the general policy principles of the Plan. All relevant General and Design and Built Environment policies will be complied with as far as possible. However, the Department will need to be satisfied that the particular choice of location, particularly when outside the Settlement Areas, can be clearly justified and that the proposals represent the best practicable environmental option. For this reason a Planning and Design Statement or Development Brief (as set out in Annex1) together with more technical evidence such as environmental and/or traffic impact assessments may be requested.

For the avoidance of doubt, proposals for new telecommunications masts will be subjected to this Policy ED1.

Measures to minimise any harmful effects on the environment should be incorporated into any scheme from the outset.

Proposals which, whilst demonstrated to be essential, are of a scale or nature that cannot be reasonably reconciled with the general policy principles of the Plan as set out within section 3.2, will need to be the subject of a formal amendment of the Plan. This process can be carried out under Sections 76 and 77 of The Land Planning and Development (Guernsey) Law, 2005.

Policy ED1

Proposals for developments that are clearly demonstrated to be essential to the public interest, health, safety or security of the community and accord with the general policy principles will be allowed where the development does not conflict unacceptably with other relevant policies of the Plan.

12.2 Small-Scale Infrastructure Provision

ED2

The Plan provides for minor forms of development such as electricity sub-stations and distribution pillars, small-scale telecommunications equipment (such as affixing additional or replacement antennae on existing structures), post boxes and other service apparatus to be supported where their siting and design does not conflict with the general policy principles of the Plan. In this respect, the Department will encourage the sharing of existing facilities and supporting structures such as telecommunications masts.

Policy ED2

Proposals for developments that will contribute to the maintenance and support of an efficient and sustainable infrastructure will normally be permitted where they would not conflict unacceptably with other Plan policies.

These terms are explained for your guidance when using the UAP.

They are not legal definitions and some of the terms may have other meanings in different contexts.

A**ccessibility:** The ability of all people to enter or move between public facilities. It can apply to individual buildings, to town centres or to transport networks.

A**vertisement:** An object or device used for giving directions, promoting or announcing goods, services, businesses or people. They may include awnings and blinds designed or erected primarily for any of those purposes.

A**menity:** The 'feel' of a place in terms of it being pleasant or agreeable.

B**rownfield site:** see 'Previously developed land'.

B**uffer:** An area of open land or dense planting separating incompatible uses, such as housing and industry, or between sensitive areas and potentially harmful development.

B**uilt environment:** The characteristics and features of a particular urban area.

C**onservation Area Character Assessment:** A study of an individual Conservation Area concentrating on priorities for preservation and opportunities for enhancement.

C**urtilage:** The area of land associated with a building (e.g., a house and its original garden, but excluding any paddock/field area). This is not a legal definition and clarification should be sought from the Environment Department if there is any doubt.

D**ensity:** Simple ratio of units to an area (e.g., number of dwellings per hectare or vergee).

D**esign Brief:** A document prepared by the Environment Department, giving detailed guidance for the conservation and environmental improvement of an area.

D**evelopment:** The carrying out of building, engineering, mining or other operations in, on, over or under land and includes the making of any material change in the use of any building or land.

D**ower unit:** An addition to a house used for the accommodation of dependent relatives. Normally an extension or converted outbuilding. Sometimes referred to as a granny annex or widow's third.

F**orm:** The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscape of development.

G**ap site:** Undeveloped land, in no form of beneficial use, in an otherwise built-up length of street frontage or otherwise surrounded by development.

G**ateway:** A place that creates an enhanced sense of arrival and entrance.

G**rain:** see 'Urban grain'.

G**reenfield site:** Open land that has not been developed before other than for agriculture, horticulture or recreation.

H**eritage:** Buildings, landscapes, artefacts or culture that has been handed down through the ages.

H**igh Street store:** Shop operated by recognised UK or international retailers.

H**ougue:** A small hill, hillock or rocky outcrop.

I**DC:** The Island Development Committee (now Environment Department).

Infill: Development that takes place within a built-up area, usually on previously developed land, where the development is between and consolidates an existing group of buildings.

Infrastructure: The basic facilities, such as access roads, sewers, gas, electricity, and water supply that are needed to serve developments.

Landmark: A prominent building or feature that is recognisable from a distance by virtue of its height, size or some other aspect of its design.

Landscape: The character and appearance of land including its shape, ecology, natural features, textures and colour.

Local distinctiveness: The special characteristics of a locality that make it different from other places.

Massing: A building's apparent bulk and volume.

Mixed use development: Developments that include a variety of uses such as residential, offices, light industrial, leisure and community facilities.

Mobility impaired: People whose disability, injury or illness restricts their movement or someone who is encumbered with, for example, a pushchair or a heavy load.

Opportunity site: A development site that has not been specifically identified in the Plan, but which is accepted as such following the grant of planning permission. Usually associated with housing development.

Planning and Design Statement: A site-specific document, prepared by the developer, giving detailed information on the site and its surroundings, the principles behind the development and how the proposals respond to these factors. Required in all cases involving sites more than 0.1 hectare (0.6 vergee), 4 dwellings or, 400sq.m. floorspace.

Previously developed land: Land (sometime referred to as brownfield) which is, or was, occupied by a permanent building or structure and associated infrastructure such as roads. It does not include land used for agricultural /horticultural purposes (e.g., glasshouse sites).

Proposals Map: A map attached to, and forming part of, the UAP that shows the various areas and zones referred to in the UAP.

Public art: Any contribution made by artists, craftspeople, schoolchildren etc., which is intended to be viewed by the public at large. It may be permanent or temporary.

Public realm: Those parts of a town that are freely available or visible for all to enjoy (streets, parks, squares, piers etc.).

Recognised point of civic or visual significance: A building, structure or other feature that forms part of an important view or that has special relevance to the community of Guernsey.

Rehabilitation (of urban areas): The general improvement of buildings, road/path surfaces and the infrastructure in order to encourage people and businesses back into the urban area.

Residential Land Availability Statement: A document produced every year showing how many houses/flats etc have permission but have not yet been built. It helps planners, and others, work out how many years supply of housing land there is on the island, using current policies and land allocations.

Roofscape: The character and appearance of a series of roofs on adjacent buildings when viewed as a single element.

Sequential approach: The idea that any new developments should be sited within the Central Areas as first preference, with less central areas requiring special justification and greenfield sites being considered as an absolute last resort.

