



Report to the Minister, Environment Department of the States of Guernsey

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GLOSSARY OF MAIN ABBREVIATIONS USED

AHLQ – Area or Areas of High Landscape Quality

CAA – Civil Aviation Authority

EIA – Environmental Impact Assessment

HTA – Housing Target Area or Areas

MRSA – Mineral Resources Safeguarding Area or Areas

MURA – Mixed Use Redevelopment Area or Areas

RAP – Rural Area Plan

SNCI – Site or Sites of Nature Conservation Importance

TIA – Traffic Impact Assessment

UAP – Urban Area Plan

RESA – Runway End Safety Area or Areas

PART 1 – Introduction and Summary of conclusions

1. In pursuance of Section 9 of the Island Development (Guernsey) Law 1966 (as amended), I was appointed by the former States Advisory & Finance Committee to hold a Planning Inquiry. My task was to hear objections, representations and further representations at the Inquiry relating to the Guernsey Rural Area Plan Review Number 1 and to report on them with recommendations. Once the Plan has been adopted by the States, it will replace the two currently operative Rural Area Plans, namely Phase 1 that was adopted in October 1994 and Phase 2 that was adopted in July 1997.
2. Section 2 (4) of the Island Development (Amendment) (Guernsey) Law 1990 requires that Detailed Development Plans be prepared or reviewed having taken account of the provisions of the Strategic and Corporate Plan, such plans being introduced by Section 2 of that Act to set out the relevant strategic, economic and social objectives to be followed, though not directly to govern the operation of development control. By letter of 10 July 2003, the President of the former Advisory & Finance Committee advised the President of the Island Development Committee (the predecessor of the Environment Department), that the Rural Area Plan Review Number 1 is in conformity with the objectives of the Strategic & Corporate Plan 2003 (Strategic Land Use Plan). I was handed a copy of this letter of conformity on opening the Inquiry and in making my recommendations I have taken care to ensure that should all be accepted by the States, then the plan would remain in conformity with that strategic plan as required.
3. The Rural Area Plan Review No 1 was duly advertised for representations on 31 July 2003 and by the time the period for comment ended at close of the Inquiry, as required under Section 10 of the Island Development (Guernsey) Law, some 1565 objections or representations had been lodged of which 582 were representations and 983 further representations arising from the advertisement of the representations and further representations. 202 representations or further representations were withdrawn, leaving 1363 which were heard at the Inquiry either in person, by an advocate of the Royal Court or other representative. Under the provisions of Section 10(3), in addition to hearing the representors and responses from the Environment Department, in a number of instances I invited representatives from other relevant States Departments to explain the background to policy considerations where this lay outside the direct remit of the Environment Department. It is these 1363 outstanding representations and further representations and the policies to which they relate that are subject of recommendations in the subsequent sections of my report.
4. Including the formal opening session that was held on 2 December 2003 at the request of the States, the Inquiry sat for a total of 42.5 days with site visits occupying the balance of the small number of half-day sessions that under-ran. The ability to accept written representations, as proposed in the draft new Island Development Law, would have allowed a significant reduction in the Inquiry length. In addition to familiarisation tours prior to the substantive sessions of the Inquiry, I undertook site visits on a further 10 days during and after the Inquiry. These were undertaken unaccompanied or solely with members of the Secretariat save where representors expressly asked for accompanied site visits where the nature of the sites concerned could not be appreciated without access onto private land or specific matters needed to be pointed out. In such cases I was accompanied by representatives of the Environment Department as well as the representors.

5. As will already be clear from references to former committees, the structure of the government and administration of the States was changed during the course of the Inquiry. To avoid difficulties in reading the report in future, I have striven to use the new terminology wherever possible throughout subsequent sections of this report. In the draft Plan there are many references to the former structure. I have amended these in the instances where I have recommended modified wording. However, the remainder of references to the former structure will need updating in the adopted version of the Plan.
6. In the remaining part of this introduction, I summarise the main issues that had to be addressed and give my general conclusions on these matters. These conclusions underpin my detailed recommendations in response to representations and further representations that are contained in Part 2. These are grouped, as in Part 1, under the relevant Chapters of the Plan and the policies primarily concerned. Annex A to Part 2 lists all the representations and further representations made giving the date on which the representation or further representation was heard, the date the site was visited and the policy under which the issues raised are addressed in my report (with a page reference). This Annex therefore provides a detailed index to my report.

Main Issues addressed – *The form of the plan*

7. As with the Urban Area Plan Review No 1, it was clear that a considerable number of representors did not understand the different approach taken in the formulation of this review of the Rural Area Plans whereby the plan is *policy* based with for the most part the Proposals Map illustrating those policies and showing only a limited range of designations and very few specific allocations. As a consequence, quite a number of representors had to be guided into re-phrasing their concerns to address the policies that would affect their development aspirations, though in some instances there was no option but to consider the possibility of extending the range of specific allocations. As with my colleague, Inspector Culshaw, who considered the Urban Area Plan Review, I am satisfied that the general approach taken by the Environment Department in favouring a policy-orientated approach is to be welcomed. I do recommend a number of modifications to provide greater flexibility or conversely greater certainty and to avoid the need wherever possible already to anticipate requirements for further reviews during a normal lifespan for a Detailed Development Plan. Nevertheless, I do consider that the policy-orientated approach should generally provide for a greater degree of flexibility compared to the rigidities and anomalies that have arisen from use of very detailed zonings.
8. Certain other representors, mistakenly, suggested that the Rural Area Plan Review would be too inflexible in addressing changing circumstances because it acknowledges that the Strategic and Corporate Plan could not override the Plan once adopted but rather, should the Strategic and Corporate Plan be amended by the States in a material manner, then the Plan would be required to be reviewed again with opportunity for representors to be heard before development control policies could be amended. While the Rural Area Plan Review is rightly open and transparent in referring to such procedures that would safeguard the human rights of those potentially affected by changes in strategic policy, I was not persuaded that the position in respect of this Plan is any different from that of the 2 Rural Area Plans that it will replace or the Urban Area Plan. Sections 2(4) and 2(5) of the Amendment Law of 1990 clearly apply to all these plans.
9. Furthermore, I was not persuaded by a significant number of representors that the Rural Area Plan seeks to introduce a new draconian and permanent ban on residential

development outside the urban area of St Peter Port and St Sampson's thereby disadvantaging many of these representors because the zonings of the great majority of the representors' sites would already preclude development. As the Rural Area Plan Review No 1 will not be operative until adopted by the States, the very small number of representors, who would in principle currently be able to develop new housing either through a specific allocation or location within a built-up area zoning in Rural Area Plan Phases 1 or 2, were advised to contact the development control section of the Environment Department in order to pursue their aspirations under the existing plans. Moreover, while the pursuit of sustainable development makes it highly likely that any specific proposals for new housing in the Rural Area in the future would be concentrated in particular locations, the RAP Review is, like previous Detailed Development Plans, not intended to have an indefinite life, but to be subject to review after 5 years or whenever there is a change in strategic planning circumstances.

10. Finally, a number of representors sought to question the boundary between the Urban Area Plan [UAP] and the Rural Area Plan [RAP]. I accept the arguments put forward by the Environment Department that specific recommendations on the boundary issue would fall outside my remit. Moreover, many of the apparent anomalies alleged because of proximity to the UAP boundary were on examination less real. For example an apparently built-up area in the RAP might not adjoin the defined *Settlement area* in the UAP and sometimes might even adjoin an *Area of Landscape Value* in the UAP. My recommendations concerning Policy RH1 will also help avoid housing anomalies. Nevertheless, on the ground the boundary between the two plan areas is far from clear cut yet there will be distinct differences in the potential for small businesses on either side of the boundary from the availability of Policy EMP7 within the UAP and not within the RAP, a matter on which I did not consider I was in a position to make any mitigating recommendation. It was explained to me that the boundary derives from Consultant studies in the late 1980's and I can appreciate that the boundary does follow a broad approximation to the urban area of Guernsey then defined. However, I was not shown any objective criteria in the Consultant studies that would help justify the particular boundary selected and it was acknowledged that in detail the boundary departs in localised areas from that shown in the Consultant studies. For these reasons, I consider that there would be considerable merit were the next reviews of the UAP and RAP able to be combined so that within an island-wide plan, the operative area for relevant policies would not be artificially constrained. Should this not prove possible, then a review of the boundary between the two plans ought to precede any further comprehensive reviews of either plan.

General Policies

11. There were few representations on the general policies. The Environment Department representatives were able to explain how these generic policies would apply to control development where the principle might be acceptable under other more specific policies. I can see no reason to recommend any material change to these policies.

Conservation and Enhancement Policies – Landscape designations

12. A larger number of representations addressed these policies, primarily the correctness of the designation of areas as Areas of High Landscape Quality [AHLQ] within which Policy RCE3 would apply in addition to Policy RCE1 that would otherwise apply in non-designated areas. La Société Guernesiale indicated a preference for the more detailed zonings of the current RAP Phases 1 & 2 and at very least that all current *Green Zones*

should become Areas of High Landscape Quality. Others argued that their land did not have the attractiveness to warrant a *High Landscape Value* designation. Conversely, others argued for disregarding the impact of glasshouses that might be occupying land as they are in law only temporary structures or more generally that the potential of areas to become Areas of High Landscape Quality should be recognised now.

13. I was persuaded that the broad brush approach of the Environment Department to the distinction between the two areas is sound in so far as it seeks to give affect to Strategic Policy 31 of the Strategic & Corporate Plan to protect and enhance the distinctive landscapes of the island, which are identified in Annex 1 and the related Plan (currently erroneously located on Page 92 after the schedule of Sites of Nature Conservation Importance). The Landscape Character Assessment approach is certainly one commended on the English mainland by the Countryside Agency. What is perhaps unusual in this plan is that all the areas where the distinctive character can be readily perceived and not obscured or seriously marred by development are identified as of intrinsic High Landscape Quality and not just those that subjectively are more attractive. Thus, not only are the southern cliff-tops and cliff faces and related valleys or the northern headlands or inland scarps identified but also the flat or flatter coastal Mares, the Marais & Braye du Valle and inland plains or plateaus. The areas are not thus analogous to English or Welsh nationally designated *Areas of Outstanding Natural Beauty* or locally designated *Areas of Great Landscape Value* found in mainland development plans as these are generally confined to the areas of most striking or otherwise acclaimed landscapes.
14. I do not recommend any fundamental change to the distinction drawn between the two areas but do suggest that a fuller explanation of the approach should be included in the introductory pages and that some re-drafting of the supporting text for policies should be undertaken to clarify the differences in the operation of development control policies in the two areas, particularly to avoid the frequently encountered mistaken understanding that the AHLQ designation would preclude domestic development. As for the boundaries of the two areas, the Environment Department stressed that they are intended to be a snapshot in time and agreed that if clearance and restoration of derelict sites proceeds as desired then in future reviews larger areas would be likely to be included as AHLQ. I have thus for the most part endorsed the boundaries shown on the draft Proposals Map. I have, however, made a number of specific recommendations where my own perception of the intrinsic landscape in relation to representations differed or where amendment seemed expedient to prevent the landscape designation becoming an issue in relation to other policies that in my view should have priority in the relevant circumstances.
15. Despite protestations to the contrary from the representatives of the Environment Department, I think it is inevitable that the non-designated areas will be seen as having greater potential for future development in the long-term. This is clearly enshrined in a number of policies in the draft plan and such distinctions would remain following my recommended modifications. For the longer-term it would be within non-designated areas that I would expect any sustainable development locations to be sought in future reviews of the plan should there be a perceived need for more new development in the RAP area.

Sites of Nature Conservation Importance [SNCIs]

16. A number of representations sought additional SNCIs or variation of boundaries in relation to Policy RCE4. I was broadly guided by the advice of La Société Guernesiaise in making my recommendations.

Derelict land in the countryside and creation or extension of curtilages

17. Many representations, particularly those seeking housing development or to justify new industrial sites, sought relaxation of this policy in order to secure funding for clearance of derelict horticultural structures. I entirely support the approach of the Environment Department, an approach that has been followed by its predecessor for many years, that dereliction cannot be a justification for development. This would inevitably lead some to encourage dereliction of sites that might otherwise be retained in use or given over to open agricultural or recreational uses at little cost. Nevertheless, in addition to sites that were not as yet derelict or had only recently become so, my attention was directed to sites that had become derelict as a consequence of the “Great Gale” of 1987 or even earlier and some where clearance was envisaged under the former assisted clearance programme but that was never achieved when the labour market tightened and funds were exhausted. I was provided with papers indicating that a renewed assisted clearance scheme is being explored by the Commerce and Employment Department. In my judgement, it will take the successful implementation of such a scheme in addition to Policy RCE5 to cope with rural dereliction. Policy RCE6, which I also support, would enable very small pockets of dereliction to be addressed in certain circumstances. However, even combined with Policy RCE5, it would be unlikely to suffice without complementary positive action.

Conservation Areas

18. The other main area of controversy highlighted in representations on this chapter is the proposal to reduce the number of Conservation Areas from around 80 to only 7. In response to representations seeking reinstatement of all existing Conservation Areas, simply those in St Martin’s or specific reinstatement or even creation or extension of individual Conservation Areas, I was provided with a paper from the Environment Department explaining the rationale behind the reduction and selection of those few proposed for retention. In the light of this, I accept that a very significant reduction in the numbers of Conservation Areas is appropriate so that they do not simply reflect clusters of historic buildings but localities with a distinct sense of place. Nevertheless, I was not convinced from my visits to the 7 proposed and to all the localities specifically referred to in representations that the selection could not be improved. I propose an additional Conservation Area at Torteval and that further consideration should be given to the possibility of adding further Conservation Areas at the next review.
19. More generally, I consider that the supporting text to Policy RCE12 needs significant re-casting so that the character and appearance of hamlets no longer warranting protection as Conservation Areas would nevertheless be preserved and enhanced. As it stands, the text appears to me, as well as to representors, too skewed in the direction of encouraging contemporary design. Contemporary design should clearly not be precluded where it is appropriate in its setting and of high quality. However, my view is that the emphasis should be reversed to give confidence in the new design-led approach to conservation in those areas no longer to be afforded Conservation Area status.

Conversion and re-use of buildings

20. Finally, in relation to this chapter of the plan, there were a number of representations seeking relaxation of the conditions in Policy RCE14 under which conversions might be permitted, particularly to allow residential conversions. A minor re-wording of the caveat applicable in Areas of High Landscape Quality was agreed with the Environment Department. Otherwise I am satisfied that as far as conversions are concerned the proposed policy is sound. Where I do part company from the views of the Environment

Department is over the acceptability of replacing buildings that have secured approval for conversion. I address this issue in relation to new build housing.

Housing – New Housing

21. The Rural Area Plan Review Number 1 continues the process that has been underway through the adoption of earlier Detailed Development Plans of progressively tightening the policies that govern housing development. The plans that preceded the Detailed Development Plans allowed significant areas of new housing development outside the Town and the Bridge, particularly in Vale and the ‘*rural*’ parts of St Sampson’s, but also more widely in the hinterland and north-western coastal areas. The earliest Detailed Development Plans still provided for some estate development, whereas the Rural Area Phase 1 & 2 Plans currently only have some very small residual housing sites allocated, plus areas zoned as built-up areas where limited infilling is permitted. Under the draft Rural Area Plan Review Number 1, the only ‘*new*’ non-subsidised housing units that would be permitted would be those arising from subdivisions under Policy RH3, conversions under Policy RCE14 and one for one replacements under Policy RH1.
22. The reasons given for this approach are that the Strategic & Corporate Plan specifies that 300 new homes should be created each year with the majority of the provision within the Urban Area [SP1 & SP3]. In adopting the Urban Area Plan in July 2002, the States accepted that the UAP could make provision for 90% of the requirement, leaving only 30 dwellings per year to be provided in the RAP area. Monitoring information provided to me shows that permissions have recently been exceeding the total requirement and that the number of permissions granted in the area of the RAP has been well in excess of 10% of the total.
23. However, representors challenged the ample provision seemingly demonstrated by these figures. Firstly, it was suggested that actual achievement of new dwellings may not be as great as the figures for permissions imply, as some are simply replacing earlier permissions and some expire without implementation. I sought actual completion data and although the Environment Department strove to provide the Inquiry with such information, it was only at the close of the Inquiry after a considerable effort that any information was forthcoming. Even then it was only partial in nature and does not prove beyond doubt that the numbers specified in the Strategic Land Use Plan are actually being achieved. The problem is that there is apparently no universal requirement for completion certificates under Building Regulations and the definition of dwelling units used by the Cadastre differs from that used for planning purposes. Thus, the only means of obtaining completion information currently is for site surveys to be undertaken by the Environment Department, a very time-consuming activity and one that is difficult to make wholly comprehensive as permissions take varying lengths of time to implement.
24. The most recent Housing Land Availability figures for the first quarter of 2004, with a two year round-up from January 2002 to December 2003, continue to show that the number of permissions being granted on a mean average basis over those two years is at or above the required level. The figure would be just under 300 per year if permissions in principle and preliminary declarations are excluded or nearly 400 including all kinds of permission. In the latter case 100% of the requirement is being met in the UAP area and 32% in the RAP area. I consider that the more narrowly defined figures are more valid as full permits are required before construction can commence. On this basis about 98% of the required permits are being issued with about 80% of these in the UAP area and 20% in the RAP area. The completion figures provided are more worrying, with only 222 units granted full permission during the 2 year period actually completed but

546 commenced, a take-up rate of full permissions of around 93%. Clearly this does not indicate that permissions are simply being land-banked, but even allowing for the inevitable delay in completions and the consequent under-recording of completions in the survey, as it only looked at permissions granted over two years, it does indicate that there may be a shortfall in actual achievement. The figures for new approvals in the first quarter of 2004 are also amongst the lowest quarterly figures recorded since 2001.

25. None of the statistics include the potential contribution from the Leale's Yard MURA in which several hundred dwelling units are anticipated nor the potential contribution from the Housing Target Areas in the UAP area where development is as yet uncommitted. These reserve areas, which include large sites such as Belgrave Vinery on which family housing could be provided (and on which I was assured that development was likely to come forward during the life of the plan to meet a variety of social housing needs), could be brought forward were a serious shortfall in provision to be discerned or a need for particular types of housing. Thus, the monitoring does not reveal a need for any wholesale adjustment of the housing policies, particularly as the 300 dwelling requirement is a substantial rounding up of the calculated requirement of 159 dwellings per year to improve the working of the housing market.
26. Nevertheless, the monitoring does indicate that modest adjustments to Policy RH1 to accept genuine infilling on built-up locations within non-designated areas where useable open land would not be lost, would not be likely to cause a material surplus of achievement against requirement. My analysis of the 345 or so site specific housing representation sites which were laid before me indicates that only about 48 additional dwellings would be likely to be granted planning permission in the rural area if my recommended limited infilling policy is adopted. Clearly, there may be other comparable sites, but it is likely that sites where there is the greatest perception of injustice arising from previous patchwork zonings and the strongest desire to develop will have been subject of representations on the draft Plan. Moreover, detailed design issues or other site specific matters that would arise through application of General or Conservation and Enhancement Policies might reduce the yield from the sites which appear to meet the principle of the infilling policy which I recommend. Other sites might not come forward for development in the intended lifetime of the plan if they are genuinely intended for family use, as many representors asserted. On the other hand I discerned a possibility of a further yield of around 18 dwellings on sites which might fall very much on the margin of the recommended policy. Taking all these factors into account I consider that it would be quite likely that the infilling policy which I have recommend might yield less than 50 additional dwellings in the rural area over the intended 5 year life of the plan. Even if it did yield as many as 75 additional dwellings over the plan period I do not consider that the overall locational strategy would be significantly undermined.
27. Neither would there be a threat from a relaxation of the one for one replacement requirement to allow replacement of approved conversion schemes where there would be no increase in built volume or floorspace. This is because provided that all necessary approvals were first required to be obtained for the conversion scheme, such a relaxation would not bring forth any additional sites. I recommend both modifications in order to ensure effective use of brownfield sites and so that potential enhancements of the character of the rural area can be realised. Such modifications might slightly increase the proportion of new dwellings provided in the RAP area, but the present proportion granted planning permission is not necessarily indicative of the trend likely under the draft Plan without any modification as there are still outstanding allocations in the current Phase 1 & 2 Plans which allow for construction of modest *clos* as well as infilling. Moreover,

although the adopted UAP Review does make provision to enable 90% of the requirement to be met in the Town and the Bridge, the Strategic and Corporate Plan only requires a majority to be so located for the RAP Plan Review No 1 to be in conformity. Thus, although I am wholly satisfied that development within the UAP area will generally be at more sustainable locations in relation to accessibility to employment, services and facilities, I am satisfied that the minor adjustments to Policy RH1 which I recommend would not in anyway undermine that soundly based general locational strategy.

28. Conversely, it is clear to me that any acceptance of housing allocations within the RAP area or more open-ended amendments to Policy RH1, as canvassed on behalf of many representors, would undermine the locational strategy as well as the objectives behind policies RCE5 and RCE6 as endorsed at paragraph 17 above. Thus, I have rejected all such representations.

Social Housing

29. Policy RH2 allows for exceptions to the general restriction on new build housing in the RAP area for subsidised housing provided by the States Housing Department or by the Guernsey Housing Association on sites within or adjacent to existing States Housing developments, provided that the land is not within AHLQ. Any units provided under this policy would be additional to the general provision and the specified locational priority under the terms of Strategic & Corporate Plan Policy SP6A.
30. The policy was attacked on a number of fronts. Firstly, it was suggested that the definition of social housing is too narrow and could exclude types of affordable housing that might achieved either through cross-subsidy in mixed developments without involving States funding directly or even via Housing Associations. Examples of schemes within the UAP area were cited. It might also exclude self-build housing as it might be possible for such schemes to be achieved without States subsidy either directly or through land provision. I do not consider that it is necessary to come to a judgement today on what delivery mechanisms might be operative over the life-time of the plan. Rather it would be unwise to phrase the policy in a way that schemes which might ultimately be supported by the Housing Department could be excluded by over-narrow phraseology of the policy. I therefore recommend a modest re-wording to ensure that there could be this flexibility but still maintain strict control through a need to have support from the States Housing Department. Explicit reference to self-build schemes is included in this recommendation.
31. Locationally, the policy was challenged on the basis that schemes should not be excluded from land designated AHLQ nor required to be within or directly adjacent to existing States housing. I have no hesitation in rejecting the first contention as if the distinction between non-designated land and AHLQ is to have meaning, then development that does not require AHLQ location should be confined to non-designated areas. As such areas are found throughout the island I can see no case for allowing social housing within AHLQ.
32. As for relationship to existing States housing, I was assured that this policy did not stem from management considerations that might have provided an operational justification. I can see the value in making most effective use of already developed land. Thus, I accept the first part of the caveat and, in so far as it may assist in providing missing facilities such as properly located parking or play areas, I can see that this could involve minor rounding off of some estates. I am less convinced that there would be likely to be environmental benefits in further development producing better edges to the countryside,

as it is often difficult to maintain visually attractive boundaries where these are formed between open land and private gardens. However, given that there are estates in locations that would now be regarded as very unsustainable, a point raised over a variety of different kinds of States developments, I was persuaded that there is no justification for any wider acceptance of Social Housing simply as a consequence of proximity to existing estates. Rather, I recommend along the lines suggested by a number of representors including Deputy John Gollop, that any social housing within the RAP area not achieved by infilling or rounding off should be located within or in close proximity to the defined Rural Centres. These will be the most sustainable locations outside the Town and the Bridge. This is already acknowledged in the supporting text but not carried through into the policy. In some instances there are existing States housing developments in such locations and development directly adjacent to those estates would still meet my recommended policy modification.

33. There remain a group of representations suggesting that meeting the housing needs of family members, desires to remain in or return the most rural western parishes or to curtail vandalism on glasshouse sites ought to be given special consideration as forms of social housing. It is not the current policy of the Employment and Commerce Department to support the provision of housing for agricultural or horticultural purposes, even where animal husbandry or hydroponic production is involved, as the distances are so small within the island and housing so widespread. Selling off such dwellings has also been a problem in the past. Following the enactment of the proposed new Island Development Law, problems with enforceability of conditions should be overcome. Nevertheless, given the high proportion of the Island's population that have had involvement in growing in the past, the kind of agricultural worker's condition that is used on the mainland would be unlikely to prevent exceptions for horticultural purposes being used to circumvent the locational strategy.
34. As for specific family needs, while I have every sympathy with the desires of parents to assist children or children to provide for elderly relatives, I cannot see how such a policy could be justly applied, avoid a scatter of sporadic development contrary to the Strategic & Corporate Plan and the principles of sustainable development or be able to be controlled after the initial grant of permission. While some land referred to by representors had been held for many generations, in others land had been acquired in relatively recent years with this purpose in mind. If a historical cut-off were to be set, such as the date on which detailed planning control came into force, only a few such needs would be addressed. Yet any cut-off date now set would tend to encourage a view that it might be rolled-forward in future, thereby retaining an unwarranted expectation that this approach might ultimately become a possibility on other sites. Moreover, land held with this aspiration in mind is widely scattered without regard to sustainable development locations. It is not necessarily even within or closely related to built-up areas. Thus, even were restrictive conditions or planning obligations currently feasible, I do not consider that looking to the needs of individual families would be an equitable or sustainable solution. The proposed Dower unit Policy RH5 seeks to address specific family needs. While this was criticised for being too restrictive in detail, the marginal relaxation that I have recommended to Policy RH1 to allow for infilling within non-designated built-up areas would enable more self-contained units to be created in the more sustainable locations and where retention of open land would not be undermined.
35. The case of the Environment Department on provision for family members other than under Policy RH5 was simple, namely that the current Island Development Law does not make provision for entering into planning obligations (covenants) and that there are

currently problems with the enforceability of planning conditions. I accept that this is the present position. However, the new Island Development Law is expected to be operative within the lifetime of the RAP Review and indeed probably relatively early in that lifetime. Consequently, I have had to give further consideration to whether obligations and/or restrictive conditions might in due course be of assistance. On the mainland where there is provision to enter into planning obligations (Section 106 agreements) and conditions are fully enforceable against the land-owner/occupier, the use of local occupancy requirements has not been widespread. Although such policies have been or are being contemplated in a greater number of localities in both England and Wales, they are currently only embodied in the development plans of a number of National Parks. Within the Dartmoor and Exmoor National Parks, although local occupancy conditions are used, a wider strategy of affordable/social housing provision is regarded as being necessary, partly because the localities are within commuting distance of major employment sources and already contain significant numbers of 'non-locals'. Within the Lake District National Park, which is more remote from major urban centres, use of occupancy conditions is regarded as more effective and there are proposals to extend such requirements to wider areas of Cumbria and possibly to the Yorkshire Dales. However, within the Lake District National Park there is no question of restrictive conditions relating to individual families because of the problem of re-sale should the circumstances of the individuals change. Rather, the conditions normally relate to a parish or groups of parishes. Even with such broadly drawn conditions, need has still arisen on occasions to enlarge the group specified to facilitate re-sale.

36. Applying this experience to Guernsey implies that difficulties could arise because of the relative proximity of the employment centres in St Peter Port and St Sampson's or in the vicinity of the airport to almost any part of the island. Thus, in my view the most that might be appropriate in due course once the new Island Development Law is in force, would be to contemplate using restrictive occupancy conditions and/or agreements as complementary components of a rural exceptions policy for the provision of social housing under Policy RH2 were it to be considered that there are unmet needs for sheltered or other forms of social housing in the western parishes that could not be met on undesignated land within or in close proximity to the Rural Centres at St Peter's or Cobo. Even then I am not convinced that a more appropriate solution might not be to define one or more additional Rural Centres where social housing might be encouraged under Policy RH2 (as recommended to be modified) and facilities and services developed to serve the relatively remote western parts of Torteval, St Saviours, Castel or St Pierre du Bois that might be considered too far from St Peter's or Cobo centres. This would seem a more sustainable solution which would be more likely to preserve and enhance openness than any more widely drawn rural exceptions policy.

Dower Units

37. There was general support for the underlying principle of Policy RH5 to allow creation of 'granny-flats' or student wings, but concern that the specific requirement for some form shared element such as a kitchen could negate the concept. Some erroneously read the policy as requiring shared bathrooms but this is clearly not the case. Although the Environment Department helpfully offered to consider any other formulation than the kitchen reference, none was offered to me save hall or garden space. Sharing such space would still allow the creation of wholly self-contained units of accommodation which would defeat the object of the policy in making a concession where amenity or policy considerations would otherwise rule out creation of a self-contained unit. Consequently, I recommend adoption of Policy RH5 unchanged as a helpful albeit limited means of

seeking to allow provision for family needs where self-contained provision would not be appropriate. My recommended modification to Policy RH1 would slightly widen the circumstances where self-contained provision might be appropriate, so self-contained provision would not only have to be through a subdivision of existing accommodation under Policy RH3 or a conversion under Policy RCE14.

Extensions and alterations to dwellings

38. Policy RH6 was not directly challenged in representations but there appeared a quite widespread failure to understand that it would be operative within the AHLQ as well as non-designated areas and that it would apply to ancillary curtilage development. I recommend minor adjustment to the supporting text to make this clear.

Rural Economy – Agricultural Development

39. The key issue arising from representations on Policy RE1 is whether “new farm holdings” should be permitted in areas of AHLQ. It was conceded at the Inquiry that the term “new farm holdings” is not helpful as the evidence from the Employment & Commerce Department is that most farm holdings on the island are fragmented with land scattered over wide parts of the island. What is meant is the establishment a new farm building or clusters of such buildings to provide an operational base for a farm holding or a significant enterprise of a farm holding in a locality away from its existing farmstead. The creation of new farmsteads would appear more accurately to describe the intent of the policy exclusion. I was, nevertheless, wholly unconvinced by the argument for this exclusion. It is opposed not only by individual farmers but also by the Guernsey Farmers’ Association.
40. The areas designated AHLQ contain the most extensive areas of open land and the great majority of the land in the west and south of the island. Given the desired clearance and restoration of areas of redundant glasshouses, it is likely that an even higher proportion of the open land in the island may become AHLQ in the longer term. Representations from the Commerce and Employment Department drew attention to their guidance requiring a proportionate area of grazing land around premises used for indoor housing of cattle so that they can benefit from open grazing at appropriate seasons. This is likely to require any new milking parlours to be within AHLQ, particularly if sought in the west and south of the Island. It might also apply to any replacement premises that might be required in the north and east. As a general principle, therefore, I regard the exclusion as lacking obvious rationale as the exclusion would only be valid as a means of conserving or enhancing the special character of the AHLQ if it were impossible to find sites within those areas where well-designed farm buildings could not be absorbed into the rural landscape. From the specific representations placed before me concerning areas of farmland in Torteval, St Saviours and St Martins, I am satisfied that such need not be the case. The Environment Department offered amended wording that I have broadly recommended.
41. In the light of representations that there is insufficient specific safeguard for agricultural land in the plan, I considered whether a specific additional policy ought to be included for consistency with Strategic Policy 33 of the Strategic & Corporate Plan, but I concluded that Policy RCE1 embodies that principle and with minor adjustment would sufficiently fulfil the requirement.

Horticultural development

42. Policy RE2 does not include any caveat concerning AHLQ because there is a general preclusion against creation of new horticultural holdings. This terminology is less

problematic than the reference to agricultural holdings, though it was pointed out that a number of horticultural businesses operate or own several individual vineries. There was concern that AHLQ designation could inhibit the kinds of investment necessary to hold or expand niche markets, but the Environment Department provided reassurance that this would not be the case, notwithstanding the cautionary words in the supporting text to the policy. Subject to minor amendment to that text, I was therefore not persuaded that there is any need to alter the policy or adjust the broad-brush boundaries to AHLQ and non-designated areas specifically to safeguard the operation of existing horticultural establishments. Concern rather centred on the caveat in sub-clause a) that an existing holding had to be in use during the life-time of the Plan to benefit from the permissive stance. Clearly, on adoption that phraseology might preclude re-use, with new investment, of vineries that had only just gone out of use. The Environment Department put forward amended wording that I have broadly recommended. This should provide sufficient flexibility to enable restoration of appropriate unused establishments to production.

Retail development

43. Although there were representations suggesting that Policy RE4 could be too liberal and encourage out-of-town retailing, I was not persuaded that this would be the case given the caveat in sub-clause a) i) and the requirements concerning type and scale in sub-clause b). However, the lack of definition of the rural centres was attacked both by retailers seeking expansion and residents fearing a lack of control over retail or service development. In my view the arguments that the Plan as drafted has a lack of transparency in this respect are well founded. It was only at the Inquiry that the retail developer at Le Camps du Moulin, St Martin's was able to get an assurance that their aspirations for an extension onto the lower car parking area to the rear of the shops would in principle comply with Policy RE4. Conversely, by failing to map the common areas within 500 metres of the defining indicators for the Rural Centres, the plan does not explicitly rule out feared interpretations that the policy could be used to sanction any developments within 500 metres of the outermost indicator as being within the centre rather than only being in proximity to it.
44. I sought plans showing the definition of the Rural Centres from the Environment Department for possible inclusion in the Plan. These were not forthcoming. I do not find the reasons against mapping the extent of the centres at all compelling as changing circumstances will always arise and would normally be taken on board at the next review of the Plan. I consider that retailers, aspiring retailers, residents and prospective residents ought to be able to know whether or not their properties or those they are considering occupying or acquiring are regarded as within the relevant Rural Centre. In the absence of plans detailing the centres by reference to property boundaries, I cannot recommend addition of detailed boundaries as I do not have the information on which to base such boundaries. However, understanding of the policy would be improved were the stars on the proposals map to be replaced by circles of sufficient radius to include all the shops and service outlets regarded as falling within the Rural Centre concerned. This ought not to be a taxing exercise as it would appear that the centres of the stars have been carefully located so that the outer edges of circles would just enclose the most far flung facilities that are regarded as making up the relevant centres without encouraging any further extension of the centres – even at St Martins where the centre is spread out over some considerable length along La Grand Rue and La Route des Camps to Le Camps du Moulin. I recommend accordingly. To be acceptable, proposals under this policy would

then need to fall within these radii, though for consistency with other policies I consider that there should also be a preclusion of new development on AHLQ land.

45. Concern was expressed on behalf of operators of tourist attractions that the very detailed retail use classes contained in the current Use Classes Ordinance are potentially damaging to efforts to maintain the attractiveness of visitor attractions outside The Town and The Bridge, as there are insufficient craft retailers available and insufficient revenue from visitors alone to sustain them. This problem is not one that can be addressed directly through the RAP Review as there is nothing in the plan that requires particular forms of retailing at visitor attractions, simply that the retail element remains ancillary to the attraction or at most is the lesser element of a mixed use and remains of a scale that would not undermine the vitality or viability of St Peter Port, St Sampson's or the Rural Centres. Consequently, I do not consider that any modification is required to the plan to address these concerns though it could be that a simplification of the Use Classes Ordinance may be warranted.

Garden Centres

46. Although representations were advanced that Garden Centres should not be subject to the preclusion against location within AHLQ, I do not find that argument to be at all compelling as it must be appropriate to divert discretionary forms of development away from the areas that it is most important to conserve and enhance in order to demonstrate their distinctive character. Leaving aside the preamble to the policy which is far from transparent, as I cannot see how acknowledged demand of the Island Community could be demonstrated other than through the entrepreneurial judgement of a prospective developer that a sufficient market is likely to be available, I do not see any particular difficulty with the terms of Policy RE5 where a specific garden centre use is proposed.
47. The attempts to re-shape the policy to meet the specific circumstances of the Stan Brouard Group at Landes du Marche are in my judgement unnecessary. At that site there is clearly a hybrid use in existence. This involves wholesale distribution, packing and industry that would fall under Policy RE7 in the agricultural and horticultural supplies business, flowers by post and irrigation systems businesses; commercial use in the group administration and the staff agency operation that would fall under Policy RE9 and the indoor elements of a garden centre governed by this policy. Provided that this hybridity is recognised, I cannot see that the caveat contained in sub-clause c) need be a problem as that would only be applicable to the proposed extended areas for outdoor display and plant production or holding (to the extent that they would not fall under Policy RE2), sub-clause a) having been already being met by the existing site, whereas the bulk of the existing building and the new extensions to replace or extend the other activities would be governed by the less restrictive Policies RE7 and RE9. For the avoidance of doubt, I recommend the removal of the AHLQ designation from the area on which it is proposed to extend the outdoor garden centre activity. It is a finely balanced judgement with a fair degree of subjectivity as to whether the farmland immediately adjoining the present industrial type buildings warrants AHLQ designation and I do not consider that such designation ought to be available as a means for blocking sensible development of the hybrid complex. The proposal would appear likely to safeguard the availability of supplies and services for the Island's agricultural and horticultural industries while enhancing the immediate environs of the housing area along Landes du Marche. I do not consider that the principle of the development envisaged need harm the amenities of residential properties to the north.

Industrial and commercial development

48. Policies RE7 and RE9 attracted a diverse group of representations. There were those such as the Guernsey Chamber of Commerce and various Building Trades groupings as well as individual contractors or businesses that sought to argue for relaxation of policies or additional allocations to make greater provision in the rural area for both small businesses, including those in or related to construction (some of which were being displaced from Mixed Use Redevelopment Areas in the UAP area such as Longue Hougue, Bouet or Leale's Yard), or for those in more high tech sectors. The Commerce and Employment Department initially sought to press an extension to the La Villiaze industrial allocation much as previously considered and rejected, following an earlier Inquiry conducted by my colleague, Inspector Cookson, in 2002. However, this site specific representation was withdrawn and replaced by a more general holding representation that indicated that sectoral research was in hand to assess the land needs for all types of employment-related development, a standpoint accepted by the Environment Department with the possibility of a requirement for an alteration of the RAP in due course. This amendment to the position of the Commerce and Employment Department did not prevent further representations being strongly pressed against the extension of the La Villiaze allocation onto the fringe of the airport, primarily on grounds that nothing must be allowed to inhibit the operation of the airport and that if there is land available which would not infringe the various lateral safety zones along the runway or requisite margins around navigational equipment, then such land ought to be reserved for airport-related development. The particular concern over hangarage and maintenance facilities for general aviation arose from a fear that public transport expansion or security reasons might require their relocation from the south side of the airport.
49. Given the stance of the Commerce and Employment Department, I do not need to come a conclusion with regard to La Villiaze at this stage, but there is obviously logic in the arguments that the safeguarding of operation of the airport must have priority and that strategic decisions ought to be taken with regard to the capacity and segregation necessary for the areas on the south side of the airport before any additional non-airport related development is contemplated on the northern boundary. For the present, I was not persuaded by other representors of the merits of land in the vicinity of the airport being allocated for non-airport related industry or commerce. Business parks or town centre commerce sites within the UAP area at St Peter Port or St Sampson's would be as close or closer to the airport than many comparable developments are on the mainland.
50. Turning to the need for the building trade and small businesses beyond the small scale provision allowed for under the home-working Policy RE10 and legitimate conversions under Policy RCE14, I have already commented on the arbitrary nature of the boundary between the UAP and RAP with regard to the operation of Policy EMP7 that has been included in the adopted UAP. My site inspections to a variety of disused vinery sites revealed that a number are used as bases for contracting operations and the ability to undertake enforcement action may determine the kind of employment policy that may be appropriate once the Commerce & Employment Department has completed its research. As I was assured that the proposed new Island Development Law, although correcting the defects in current enforcement law, will not introduce any retrospective provisions, it would seem that the Environment Department may need to recognise that certain activities cannot now be enforced against. A much greater effort to establish the present position with regard to unauthorised activities would appear called for and for priority to be given to any enforcement action deemed appropriate, particularly when the new law is operative.

51. The position at Pleinheume is particularly significant in relation to representations before me. One representation sought allocation of a specific modest site for small businesses, while another sought regularisation industrial activities on an adjacent site to the south. I do not make such recommendations at this stage pending the conclusions of the research into land requirements and an enforcement review. However, the indications given to me were that in addition to the established industrial site to the north, the industrial or storage uses to the south, south-east and east of the proposed site may be at least partly immune from enforcement action. If this is so, it implies that the understandable concerns of nearby residents might in due course best be served by making an allocation covering some or all of these sites and granting conditioned permissions that would secure control over the scale of activity, measures to curtail environmental nuisance through noise and dust limitation and implementation of appropriate landscaping.
52. Once the employment land review has been completed and enforcement possibilities fully investigated in relation to rural industrial and commercial sites, there could well be a case for a wider extension of Policy EMP7 from the UAP to meet outstanding needs and offer the possibility of environmental enhancement. Generally, I consider that arguments advanced concerning potential traffic problems with rural industry are overstated, given the small increment of new development likely compared to existing uses generating traffic and the general nature of the highway network in Guernsey. Where there may be specific problems these ought to be capable of being addressed under Policy RGEN7.

Visitor Accommodation Development

53. This is the other main area where representors argued that the draft plan provides a lack of transparency and to some extent a failure to recognise market realities. In Policy RE11 on the provision of new visitor accommodation, a number of representors sought greater clarity. It was agreed by the Environment Department that the policy does not seek to resist detached extensions to existing establishments where this would be the most appropriate form of development and that extensions which would extend beyond established curtilages would not be ruled out provided that the terms of Policy RCE6 can be met. I recommend that the supporting text be modified to make this clear and clarify that a universal general restriction is intended on new visitor accommodation establishments whether within AHLQ or non-designated areas.
54. As the policy also governs the provision of staff accommodation, there were representations against the preclusion of new visitor accommodation establishments on the grounds that it would prevent the addition of needed staff accommodation where partial conversion for this purpose is not appropriate and also that visitor accommodation at facilities used by tourists could benefit the tourist economy. In my judgement, given that the Commerce and Employment Department is otherwise seeking to retain tourist attractions as well as accommodation, to deny in principle provision of staff or visitor accommodation that might allow longer opening hours, improved levels of service and perhaps greater viability would be counter-productive. Given the state of the market I do not consider that a marginal widening or sub-clause b) to allow ancillary development at catering establishments or other established facilities which serve tourists in the rural area would undermine the strategy of concentrating new establishments in the UAP area. I recommend accordingly.
55. Turning to Policy RE12 which seeks retention of tourist accommodation, considerable concern was expressed in representations from operators that it is not clear why proposals for change of use had been rejected in the past even where the requirements embodied in

sub-clauses a) or b) had been met. Concern over past decisions cannot relate to Policy RE12 of the draft Plan as it is not yet operative, but its terms appear likely to perpetuate a lack of transparency. It was agreed between representatives of the Commerce and Employment Department and the Environment Department that the terms of Policy RE12 should be modified to make clear that sub-clauses a) and b) are alternatives and do not necessarily both need to be satisfied and that location will also be taken into account. They consider that there are locations where investment ought to be possible to overcome deficiencies in terms of size or standards. I recommend accordingly and consider that the modified policy should provide the desired transparency for hotels and other establishments providing serviced accommodation so that the potential for changes of use to self-catering accommodation or out of the accommodation sector can be reasonably foreseen.

56. This said I am less convinced that the policy provides a clear basis for dealing with changes of use away from self-catering accommodation. It was acknowledged at the Inquiry that depending on the management approach adopted there is no minimum number of units that might indicate a viability threshold and that the higher standards now sought are such that the accommodation will be substantially comparable to permanent housing. No alternative policy formulation was offered, only arguments relating to particular sites that it is not my role to determine. One point where the supporting text needs modification in the light of representations is to allow the information concerning occupancy rates and tourist marketing to apply to the period immediately prior to cessation of use. Otherwise an impasse could arise. Beyond this I can only rely on the application of realism when individual proposals come to be considered.

Airport-related development

57. A number of representations were made seeking a widening or clarification of the terms of this policy and its application to sites in the vicinity of the airport. Explicit reference to private and business flying (or both as general aviation) was sought as being part of the normal operation of the airport. This was not opposed by the Environment Department and I recommend accordingly. The Environment Department also offered amendments to both the supporting text and Policy RE14 to clarify its applicability to any developments requiring close proximity to the airport but without prejudice to its long-term operational needs. I endorse these suggested modifications.

Mineral Resources Safeguarding Areas

58. At the Inquiry the absence of a policy to relate to the Chouet headland Mineral Resources Safeguarding Area shown on the Proposals Map was noted. Notwithstanding the objection to that designation from La Société Guernesiaise on the grounds of conflict with the AHLQ designation and nearness to SNCIs, I accept that the allocation should stand as minerals can only be worked where they are found. Apart from the area at and adjoining the current Les Vardes quarry, Chouet is the only known area of remaining workable stone reserves. Consequently, I recommend insertion of an appropriate additional Policy (RE15) and related supporting text referring to the long-term nature of the reservation. The headland is a present serving valuable functions as an area for coastal walks, model aircraft flying, pistol shooting and, on a temporary basis, for waste oil and green waste disposal. The adjoining Mont Cuét area of the headland is currently in use for more general landfill operations and it would be hoped that restoration of that land would be completed so as to enable transfer of displaced recreational activities from Chouet prior to the commencement of any quarrying.

59. Ronez sought recognition of the additional reserves considered to be workable on the west side of the existing Les Vardes quarry. The Environment Department were willing to accept a similar allocation to that shown at Chouet on the current area that is being worked or has permission, but did not offer to extend that allocation to cover the reservation sought to the west. Notwithstanding a significant number of further representations against this proposal, having studied the landscape and ecological reports provided by the company and La Société and made an accompanied site visit both to the quarry and its environs at a time that blasting was taking place, I am satisfied that the environmental detriment is not so great as to warrant seeking the earliest possible termination of operations at Les Vardes. There are opportunities for improved landscaping now that the crushing and asphalt plants have been relocated into the base of the workings and the revised approach to the blasting appears likely to result in less nuisance as the number of blasts per week are reduced and the degree of ground vibration is curtailed despite the current working area being at a shallower depth as the former plant area is excavated. Thus, although I accepted the case for an extended AHLQ designation as advocated by the further representors, I can see no reason why the known reserves to the west of the existing quarry which would lie within an appropriate set back buffer area should not be made subject to similar safeguarding as at Chouet. Policy SP27(S) of the Strategic and Corporate Plan makes provision for such areas of safeguarding.
60. The actual working area within the reservation would not approach any nearer to dwellings than the existing quarry area and no extended working could take place until after approval of a specific application accompanied by an appropriate Environmental Impact Assessment (as required under Annex 5 to the plan). In my view, however, unless the proposed strategic review of Waste, Water and Stone requirements referred to in Paragraph 10.8.9 of the Strategic and Corporate Plan proposes a cessation of indigenous production, I consider that it would be best for the maximum environmentally acceptable output to be achieved from Les Vardes Quarry before extraction commences (or more strictly re-commences) at Chouet.

Social, community and recreational policies – Provision and protection of community facilities

61. The overall number of representations on the policies relating to community facilities was low. I accept the representations on behalf of Les Bourgs hospice that hospices should be specifically referred to in the supporting text so that there can be no doubt that Policy RS1 would cover extensions to the existing hospice or provision of a new children's hospice if separate provision is considered to be warranted.
62. The main issue with regard to protection of existing community facilities under Policy RS2 was whether village public houses should be covered. Currently, the existing RAP Phase 1 and Phase 2 have policies that can protect existing retail outlets (Policy RT5) but these policies are not carried forward into the Review. As the definitions in the Use Classes Ordinance mean that bars and restaurants are regarded as a form of retailing, it was suggested by the Environment Department representatives that use of Policy RS2 to protect the use of premises like St Saviour's Tavern might not be appropriate. Although the Use Classes Order categorisation of eating and drinking establishments is broadly similar on the mainland, this has not prevented similar community protection policies being applied to pubs where they are perceived to play a meaningful social or community role. In the case of St Saviour's Tavern, while although it had not been achieved by the close of the Inquiry, the possibility of a compromise that would enable some residential units to be created while leaving a viable tavern business was not ruled out in principle by either the owner or the Environment Department under existing policies. To safeguard

the position under the new Plan once adopted, Policy RS2 should explicitly cover such premises by a note in the supporting text. The recommendation that I made with regard to Policy RH1 would then still enable the possibility of a compromise to be pursued over St Saviour's Tavern.

Indoor and Outdoor recreation

63. There were representations seeking to remove the preclusion against new indoor recreational provision under Policy RS3 in AHLQ other than by way of conversion. The example of an indoor riding school was cited. As I commented in respect of other 'footloose' activities, as there is non-designated land in almost all parts of the island, including in the more remote western parishes, I do not think that the preclusion would in anyway inhibit development at appropriate locations by way of new build, such as might be possible on a disused vinery. If conversion of an existing agricultural or industrial building is envisaged, the preclusion would not rule out conversions under policy RCE14. The historic or architectural interest caveat in AHLQ would be unlikely to apply to such a building but the alternative test of '*positive contribution*' to the rural environment might do so. Any building likely to be suitable for such use is likely to be of relatively recent origin and therefore unlikely to be removed from the landscape if not re-used. Consequently, I endorse the preclusion.
64. With regard to outdoor recreation, there was widespread concern over the inclusion of a similar preclusion against new provision in AHLQ in Policy RS4 unless achieved through the operation of Policy RCE14. The intent appears to have been that the conversion requirement would apply to any ancillary buildings required, but the concern was that as such extensive areas are required for facilities such as golf courses or even playing fields, such a requirement could rule out provision simply because there might be no building available to convert to provide the ancillary facilities where the necessary land could be assembled. In this way the primary use intended might be thwarted by concentration on its ancillary aspects. The Environment Department conceded deletion of this requirement to representatives of the Recreation Department and Sports Commission and to the golfing and other interests making representations. I recommend accordingly.
65. There were also concerns over the negative phraseology used concerning equestrian activities outside existing residential curtilages in the supporting text. A need to protect existing agricultural land and holdings must remain, as rents for horse grazing land are higher than for commercial farmland. However, the evidence of the Agricultural Adviser is that disused vineries (albeit technically agricultural land) are often more readily restored for equestrian use than for commercial agriculture. The Environment Department offered amended text which I have broadly endorsed.

Golf Courses – Grand Mare

66. The matters attracting the greatest volume of representations and counter-representations on this chapter related to the provision of golf-courses. The unchallenged evidence from the Golf Union and recreation and tourist interests is that the over-use of the existing Golf-Courses, the waiting lists where kept, the likely level of use from the Guernsey population and the desirability of being able to offer golfing breaks to visitors whether on business or at leisure all point to the need for three 18-hole full length courses. At present Guernsey has only one full length course at L'Ancrese and even that is shorter than current construction would normally provide. The course at Grand Mare is designated in the current RAP Phase 1 and commenced development after previous lengthy deliberations that started as far back as 1990. Although the course has been progressively extended and is of 18-hole length, it is not yet up to championship length as

it contains 9 par 3 holes rather than a customary 4. The remaining course at the St Pierre Park Hotel is only of 9-hole length.

67. The concern in representations on behalf of the owners of the La Grand Mare course is that even with the removal of the preclusion of development within AHLQ, there are aspects of Policy RS4 that could not readily be met for golf course construction. No matter how much care is taken over landscape considerations, there must be a significant impact on existing landscape character and any uptake of agricultural land must have an adverse effect on the relevant farm holding. If the Grand Mare project is to be brought to final fruition with the length and facilities expected of a championship course, the argument was made that either the terms of the policy would need to be substantially further modified or the allocation and related Policy in RAP Phase 1 would need to be retained to give specific sanction to the intended continuing process of enlargement and improvement.
68. I do not consider that it would be appropriate to water down the generality of the policy simply to address a specific proposal. The policy otherwise appears entirely appropriate to ensuring that recreational projects such as playing fields conserve and enhance the character of the rural environment. And without the express preclusion of AHLQ land, the remaining safeguards are all the more important. Obviously it is important wherever possible to direct recreational schemes onto despoiled land that is not in agricultural use.
69. Thus, retention of the La Grand Mare Area of search and the related policy with its safeguards for landscape, ecology and agriculture seems the appropriate way to address this specific proposal. It would be an approach in relation to an uncompleted project that is consistent with the approach proposed for the existing La Villiaze industrial allocation, the Chouet stone reserve and that offered re the existing and permitted quarry area at Les Vardes. Consequently, I recommend retention of the designated area at La Grand Mare together with Policy R6 from RAP Phase 1 as a new Policy RS5.

La Ramee

70. The remaining issue to be determined in relation to this chapter is whether a comparable policy ought to be included concerning land at La Ramee on the edge of St Peter Port for a third full-size golf course. In this case, unlike in relation to provision of a second 18-hole Golf Course, as being pursued at La Grand Mare, there is no States resolution in favour. No decision was made on the recommendation of the former Tourist Board to support such provision. Nevertheless, the rolling forward of the statistics on demand from the time that the case for a second 18-hole course was accepted in the early 1990's appears to provide ample justification and there was firm support on behalf of *Visit Guernsey* on the Tourist benefit that might be derived. At present it was difficult to advocate golfing breaks, a major element in the short-break market, when visitors might have to travel to Jersey or Alderney to get a round on a full-size 18-hole course.
71. However, the Commerce & Employment Department indicated that they had not come to a conclusion on the relative priority to be afforded to creation of a third full-size golf course or agriculture, as a large and effective dairy farm at La Ramee would be lost or very seriously affected if a golf course proposal were to proceed at that location. This would be particularly unfortunate as La Ramee farm is the last fully commercial dairy farm in the north-east of the island. Nevertheless, it was accepted by the Agricultural Adviser that any loss of milk production would be likely to be made good by the other 20 or so dairy farms. In addition, some of the horticultural establishments within the Golf Club area of search include relatively modern aluminium frame glasshouses, though all are over 20 years old. The Commerce and Employment Department accepted that the

loss of these, if it could not be avoided, would not be an overriding consideration. Other viney sites within the area are no longer in commercial production or are wholly disused.

72. The position of the Environment Department was that if there was a decision of the States in principle to favour provision of a third 18-hole golf course, then a new study would be necessary to determine the most appropriate location. The representors and their supporters pointed out that the outcome of previous studies was that La Ramee and La Grand Mare were the most suitable favoured sites and that the other two localities given serious consideration – Chouet headland/L’Ancress Common/Fort Le Marchant and Pleinmont are either not available or would also raise significant agricultural issues, greater landscape and/or ecological issues and would not have the merit of either providing variety from the links course at L’Ancresse or being located in the vicinity of the greatest demand adjacent to the population of St Peter Port and St Sampson’s and the concentration of business and visitor accommodation in that locality. Taking all these considerations into account, I am satisfied that La Ramee is the optimum location for a third 18-hole golf-course should such a development be pursued.
73. The question is whether the RAP Review need explicitly acknowledge this in the absence of a decision in principle of the States that a 3rd 18-hole course should be provided. As with many developments canvassed at the Inquiry I suspect the traffic consequences may have been overstated, particularly as in this case the main traffic generation would be likely to be outside weekday peak hours. I am satisfied that an appropriate solution for traffic and access could be forthcoming under the terms of Policy RGEN 7 and the Traffic Impact Assessment requirements of Annex 6. Although convinced of the merits of the case for provision at La Ramee and satisfied that the concerns of further representors could be addressed in working up details, I would have been reluctant to recommend inclusion of a specific policy and designation in the absence of a clear indication of support on behalf of the owner/operator of La Ramee Farm, as at least some of that holding would need to be used for the proposal to proceed. At the relevant session of the Inquiry only hearsay evidence was provided, but I was subsequently provided with a copy letter indicating that the proprietors of the farm, while reserving their position as to whether they would participate in a scheme, nevertheless favour the plan making appropriate provision so that the possibility of development can be seriously considered.
74. Taking all these considerations into account, it is my view that consideration of this report is an appropriate opportunity for the States to conclude on the desirability of provision of a third 18-hole golf course. If so concluded, then I consider that a further designation as an area of search for an 18 hole golf course should be added to the Proposals Map at La Ramee on the basis submitted to the Inquiry (less those residential properties erroneously included).

Essential Development & Infrastructure – Radio masts

75. The two key issues raised in relation to this chapter were the provision of radio masts and the future development of the airport in so far as not covered by Policy RE14. With regard to radio masts, although I was able to decline to explore past development control decisions as not relevant to the RAP Review, the Environment Department agreed that the provision of radio masts would fall under Policy RD1 in so far as licence holders (Cable & Wireless and Wave) are under obligation to provide network phone coverage by cellular radio across the island. The reference to sharing supporting structures such as masts in the supporting text to Policy RD2 on small-scale infrastructure provision was intended to indicate that antennas that are subject to control should wherever possible be affixed to existing masts or other suitable structures. I recommend appropriate additional

supporting text to both policies to clarify the position. In addition, to help allay evident fears, further additional text might well be appropriate to address perceived health fears.

Operational Development at Guernsey Airport

76. The Chamber of Commerce and other representative bodies strongly argued that this plan should make provision for necessary airport development to ensure that there could be no hindrance to future public transport operations, as these are not only of great importance to residents but vital for both the key financial services sector and tourism. It was explained that the airport currently operates on dispensations from the UK Civil Aviation Authority (CAA) in so far as there is only one runway stop end and neither end has the recommended Runway End Safety Area (RESA) appropriately graded away from the runway. At any time to renew the airport licence, the CAA could require such provision to be made, though it was understood that it was not currently pressing the position both because of the nature of the aircraft in use and sectors operated and the expectation that the runway will require re-surfacing within the next 2 years, that being the appropriate time to undertake such works and the re-alignment of the western end of the taxiway where it is currently closer than recommended to the runway.
77. When the runway comes to be re-surfaced to ensure that it remains of sufficient strength, would be the time when it would be most economical to undertake any extension. Clearly, if the runway resurfacing and strengthening works were undertaken without extending the runway at the same time, with appropriate stop ends and RESAs at both ends in accordance with CAA guidelines, then not only would any subsequent cost for extending the runway be increased but a significant extent of abortive work would have been undertaken.
78. Notwithstanding the comment at the end of the supporting text to Policy RE14, that large scale proposals that provide or support essential infrastructure related to the operation of the airport will be considered under Policy RD1, the Environment Department indicated that although they consider that the re-surfacing and strengthening works and provisions of stop ends and RESAs would fall within the terms of Policy RD1, any extension of the runway would not. This is because of the reference to minor forms of physical infrastructure in the preamble to the chapter and because the States has deferred a decision on whether to support lengthening the runway.
79. The evidence laid before the Inquiry presented a compelling case on economic development and transport grounds to make provision for an extension of the airport runway up to a comparable length to that at Jersey or Southampton. This is not to pursue unrealistic expectations that larger aircraft might be catered for and so allow for longer new routes by major European carriers or the larger low-cost carriers as the local market is unlikely to sustain such operations, but simply to safeguard existing regional services and perhaps to enable restoration of some links that have been lost to other European financial centres or hub airports. At present while the Bombardier Dash 8, ATR72, BAe146/RJ and Fokker F27/F50 aircraft flown on main routes can operate the relevant sectors without significant payload restrictions, the BAe146/RJ series jets (and the F27/F50) aircraft are out of production and will require replacement in due course. There is no jet aircraft of comparable size that has anywhere near the airfield performance of the BAe146/RJ series. None of the other jets operated by airlines that currently serve Southampton or Jersey and might otherwise serve Guernsey (Boeing 737, Airbus 319, Embraer 135/145) can operate from Guernsey's present runway without such severe payload range restrictions that would make use of such aircraft untenable on a regular basis. The Embraer 170/190 series have a better airfield performance but still nowhere

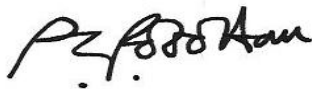
near as good as the BAe146/RJ series and, by the close of the Inquiry, such aircraft had not been ordered by any likely British operators of routes to or from Guernsey. Thus, whether jet operations will be able to continue into the longer term without an extension of the runway can only be a matter of conjecture.

80. The BAe Systems study completed in January 2003 indicated the areas that would be involved were the runway to be extended by modest additions at either end to a length comparable to Jersey. Although in each case a road would require to be closed with consequent upgrading of other adjacent roads, it would not appear that any buildings occupied residentially or commercially would need to be removed to make way for the physical works including appropriate stop ends and RESAs, though lateral and threshold safety surfaces might affect a very small number. At the western end where the land falls gently away from the end of the runway, relatively modest reconfiguring of the land would be required. At the eastern end a valley cuts into the plateau and so a greater extent of re-modelling of the farmland would be required. As remodelling of a significant portion of the relevant areas would in any event be required to provide appropriate stop ends and guideline RESAs, it would seem appropriate for the AHLQ designation to be removed from the areas as they would no longer reflect intrinsic landscape characteristics. Deputy De L'Isle expressed concern over the way earlier road closures and re-alignments had been undertaken to meet CAA safety requirements, but I cannot see why any new closures and re-alignments could not be achieved satisfactorily with due consultation and attention to detail.
81. Should a decision be made to pursue runway extensions an Environmental Impact Assessment (EIA) would be required in accordance with Annex 5 of the Plan. That would enable the Environment Department and the States fully to take account of all the implications that might be identified, including those arising from safety requirements. However, on the basis of the evidence presented to me, based on the BAe Systems study, I cannot see any reason why there need be substantial environmental consequences of carefully designed modest extensions within the areas identified at either end of the runway in the BAe study. The evidence on which I base my conclusions in respect of the airport was not presented by the Airport management but by other representors, but representatives of the Airport management were present and did not contest the accuracy of the matters laid before me from the BAe study, CAA guidelines and other relevant material.
82. Under the present Island Development Law, and perhaps even its replacement, given the narrow construction placed on Detailed Development Plan policies under the conventions of the Royal Court, should a runway extension be proposed by the States in the lifetime of the plan, it would seem a distinct possibility that an amendment to the plan would need to be promoted, with the prospect of a further public inquiry being required for administrative rather than substantive reasons. This would be wasteful of public resources when the maximum physical area that might be involved has already been defined. Clearly I am not in a position to recommend whether a runway extension should go ahead, as not only would that require consideration of the EIA referred to in the previous paragraph based on specific proposals to minimise environmental impact and property acquisition, but also consideration of whether the actual financial cost can be sustained regardless of economic development or transport benefits. However, it is important that unnecessary administrative hurdles are not caused by the development plan process if planning is to fulfil its positive spatial potential. Consequently, I recommend that the relevant areas at either end of the runway are not only removed from AHLQ designation, but also identified as areas for provision of appropriate runway stop ends,

RESAs and possible runway extensions and that an appropriate supporting Policy RD1A is inserted into the plan.

Acknowledgements

83. Before concluding this introductory section, I would wish to express my thanks to Julie Evemy of the Government Business Unit who led the team providing a Secretariat for the Inquiry. Without Julie's help and the assistance of the others who were members of the team at various times before, during and after the Inquiry (Rosalyne Le Huray, Chris Quigley, Denise Jennings, Catherine Peet and Louise Le Pelley), it would not have been possible to conduct such a tight programme for the Inquiry and the necessary site visits. The many appreciative comments at the Inquiry from representors on the assistance they had been given are I am sure very well-deserved.
84. I would also like to express my gratitude to other members of the States administration who assisted in the Inquiry process but most particularly to the principal representatives of the Environment Department at the Inquiry, Damon Hackley and Alistair Coates for the efforts that they made to respond courteously and effectively to all matters raised at the Inquiry and to meet wherever possible my requests for information. For the most part I was similarly grateful to all representors and their advocates for the way in which their concerns were explained and clarified at the Inquiry. My thanks also go to the staff of Les Cotils for their efforts in assisting the smooth-running of the Inquiry.
85. I have been fortunate to have had this opportunity to experience the beauty and hospitality of your Island and hope that my recommendations will help enable development that is necessary for the social and economic well-being of its residents to be undertaken in ways that will conserve and enhance its very special character.



Inspector

Area covered by the Rural Area Plan Review (1.2)

Representation: *1437 Southfields Property Company Ltd*

Issue:

- *Whether the boundary between the Rural Area Plan[RAP] & the Urban Area Plan [UAP] should be re-drawn*

Conclusions:

- 1.1 Southfields Property Company argues that although the division between the RAP and the UAP roughly approximates to ‘*the Corridor Area*’ referred to in the reports by Land Use Consultants in 1988 and 1989 entitled ‘*A Strategy for the Conservation and Development of the St Peter Port – St Sampson’s Corridor*’ it is not identical with the boundary then drawn and that there are no explicit criteria for defining the boundary. Moreover, even if the boundary was correct 15 years ago, the passage of time and developments undertaken warrant a review. Other representors argued along similar lines in the context of specific development aspirations. While the apparent policy anomalies along the boundary may not be as acute as suggested for the reasons given in paragraph 10 of Part 1 of my report, I am nevertheless very sympathetic to these underlying concern of these representations as the area of application of Policy EMP7 of the UAP will be constrained by the boundary even if housing development issues can be rationalised by my recommended modification to Policy RH1. I accept, however, that it would not be appropriate to review the boundary in the context of the RAP Review alone.

Recommendation:

- 1.2 I recommend that no modification be made to the plan in respect of this objection, but that consideration be given to combining the RAP and the UAP at their next full reviews or, alternatively, for a review of the boundary of the two areas be undertaken in advance of any full review of either plan on an individual basis in order that the operative areas for relevant policies are not artificially constrained.

Strategic context (1.3)

Representations: *175 Chaumiere Homes Limited; 207 Guernsey Chamber of Commerce; 222 Construction Industry Forum; 419 Dr N D Argent; 1142 Douzaine of St Sampson*

Issue:

- *Whether a subsequent Strategic & Corporate Plan should be able to override the RAP Review*

Conclusions:

- 1.3 As the Island is going through a period of considerable change, including to the mechanics of government in order to make that more cohesive and responsive, Chaumiere Homes, the Chamber of Commerce and the Construction Industry Forum argue there should not need to be the inherent delay occasioned by a requirement to review the Plan and consider representations if a subsequent Strategic and Corporate Plan were to require a new policy direction. Other representations supported this argument in

the context of site or policy specific objections. At paragraph 8 of Part 1 of this report in the summary of my conclusions, I indicate why I consider that Section 1.3 of the Plan is a correct statement of the relevant provisions of the Island Development Law as amended and that this is necessary to safeguard human rights. Nevertheless, Chaumiere Homes are correct that the amending Act is that of 1990. If the proposed new Island Development Law changes the legal context from that of the 1990 Act, it would seem to me that would automatically change the position as set out in paragraph 1.3. However, from the text available to me I am not able to anticipate whether any substantive change is intended.

- 1.4 Conversely, the Douzaine of St Sampson opposes any suggestion that the RAP once adopted could be overridden, thus supporting paragraph 1.3. However, they also oppose absence of statutory planning control over development by other States Departments. The draft text of the new Island Development Law does provide for States Development to become subject to planning control at Sections 76-78. However, I was informed by the Environment Department that these provisions had not at the time of the Inquiry been wholly accepted by the States. On other occasions during the Inquiry considerable concern was expressed over the location of developments undertaken by other States Departments. Whether all such developments are brought formally under planning control must be a decision for the States. I can only observe that Part 7 of the Planning & Compulsory Purchase Act 2004 removes the comparable Crown Immunity from planning control in England, Wales and Scotland. While this part of that Act is not yet in force pending the drafting of relevant Regulations, it is expected that it will come into force no later than 2006, thereafter making Crown development subject to planning control on the mainland.
- 1.5 Dr Argent supports the primary objective of the Rural Area Plan of Conservation and enhancement of the rural environment in line with the emphasis of the Strategic and Corporate Plan 2003. The RAP has been has been certified as in conformity with that Plan.

Recommendation

- 1.6 I recommend that in paragraph 1.3, 1989 be corrected to **1990**, but no other modifications be made to this part of the plan.

Relationship between the RAP and the UAP (1.4)

Representation: 225 (part) Deputy Dr D DeG De Lisle

Issue:

- *Whether it is correct to refer to only relative development restraint in the rural area*

Conclusions:

- 1.7 In the context of specific concern over a number of policies, Deputy De Lisle questions whether inclusion of the qualification ‘*relative*’ development restraint is a correct summary of the policy that should be applicable in the RAP in order that it can give effect to the Strategic and Corporate Plan and apply the primary objective of ‘*conservation and enhancement of the rural environment.*’ The Environment Department did suggest that as even within non-designated areas the emphasis will be ‘*on maintaining and enhancing the openness of the countryside and on safeguarding areas of*

agricultural land’ (1.8), with this policy being applicable in addition to other more specific conservation policies where other designations apply, the policies of the RAP can in many respects be regarded as analogous to the Green Belt policies applied to parts of the mainland. I accept that this is so and that as a generality the RAP imposes a considerable degree of development restraint throughout its area. However, the policies are not as stringent as those that would apply within UK greenbelts and some, like those applicable to domestic development under RH6, retailing (RE4), industry (RE7) or airport-related development (RE14) would require considerable modification to introduce the more nearly absolute restraint applicable in such areas. Most representors argue that the degree of restraint is already too great. As the Strategic and Corporate Plan only requires the ‘majority’ of the Island’s development needs to be met within the urban area [Strategic Policy 3] and the RAP Review No 1 has been certified as in conformity with the Strategic and Corporate Plan, I consider that use of the term ‘relative’ development restraint is a correct summary of the provisions of the RAP and one that my recommended modifications would not alter.

Recommendation:

1.8 I recommend that no modification be made to the plan.

Delegation of Planning Decisions to Parish Douzaines (1.5)

Representation: *1234 Douzaine of Torteval*

Further Representation: *1405 Mr N A Mann*

Issue:

- *Whether the quality of decisions would be improved*

Conclusions:

1.9 The Constables of Torteval argued that local knowledge could best applied if the Environment Department were to delegate decisions on minor planning applications such as for dormers or accesses within prescribed guidelines. On the contrary Mr Mann was concerned that such delegation could raise issues of available expertise and consistency and suggested that delegation to officers might be more appropriate. For my part I agree with the Environment Department that this request lies outside my remit, as it would not require any modification to the Plan. Indeed, I note that Sections 79-80 of the text of the proposed new Island Development Law would allow transfer of functions between committees and delegation to sub-committees, parish douzaine or officers so that it would also not require any further amendment to the law.

Recommendation:

1.10 I recommend that no modification be made to the plan.

The Format of the Plan (1.6)

Representation: *281(parts) La Société Guernesiaise*

Issues:

- *Whether the Plan Format is appropriate*

- *Whether the Plan should cover foreshore development*

Conclusions:

- 1.11 The concern of La Société is that replacing detailed zonings with broad policies could lead to greater subjectivity in decision-making and difficulties in challenges needing a body of case-law to be built up to guide interpretation. As made clear in Paragraph 7 of Part 1 of this report, with my long experience of this approach on the mainland and in the light of the use of this format for the Urban Area Plan, I do not share this concern. Subject to modifications that I recommend to a number of policies to increase their transparency while retaining flexibility, I consider that the plan ought to enable a consistent application of planning policy in an objective yet practical manner without the anomalies that seem inherent in aspects of the current detailed zonings. As a point of presentation, the explanation of the format of the plan is currently contained in an un-numbered paragraph. It might help understanding to re-locate it into Paragraph 1.6 of the plan.
- 1.12 As for the application of the plan to the foreshore between high and low-water, I was informed by the Law Officers that there is currently no intention to apply the new Island Development Law below high-water mark. This said, it does not appear that any radical change to the proposed text of that law would be required to provide for its application to the foreshore. The preamble refers to intended applicability to the Islands of Guernsey, Herm and Jethou and Section 1(1) to the purpose being “to protect, enhance and facilitate sustainable development of the physical environment of Guernsey”. Sections 76-78 would apply the law to States development. Thus, if it were desired to make the law applicable at least as far as low-water mark, as is the case on the mainland, a note to that effect could be inserted in the Interpretation section (S89).
- 1.13 This is a matter for the States beyond my remit, but should that course of action be pursued, I am satisfied that the RAP Review would be immediately of effect as the foreshore and related reefs are already shown on the Proposals Map. The areas would, thus, become non-designated land governed by Policy RCE1 and any relevant General and Conservation and Enhancement Policies. Consequently, I do not consider any modification to the RAP to be warranted at this time, though were control to be applied, a future review of the RAP might wish to extend the Area of High Landscape Quality to cover much of the foreshore.

Recommendation:

- 1.14 I recommend that the RAP Review be modified by re-positioning the heading “**Plan format**” ahead of Paragraph 1.6 and the following text to the start of that paragraph under the sub-heading “What does the Plan contain?”

The Proposals Map (1.8) – Areas of High Landscape Quality

Representations: 281 (part) La Société Guernesiaise

344 (part) States Recreation Committee/Guernsey Sports Commission

Issues:

- *Whether the Area of High Landscape Quality[AHLQ] is adequately described*

Conclusions:

- 1.15 The Committee/Commission were concerned that the relationship between the new AHLQ designation and the previous 3 green zones was not adequately described and that this might make it more difficult to devise acceptable proposals within such areas. This was also an underlying concern of many other representations addressed under specific policies. La Société would have wished to see more explicit recognition of ecological factors as taken into account in some previous green zones. The Environment Department explained that the AHLQ policy area contains those areas of land where the intrinsic qualities that define the landscape character assessment divisions of the island can be readily discerned. As such the AHLQ cannot be directly related to the previous green zones. While this may be implied in the text on page 6 of the plan, I do consider that a slightly expanded text would make the underlying concept clearer. In my view the AHLQ is clearly a landscape policy tool whereas special ecological significance would be recognised by designation as Sites of Nature Conservation Importance [SNCI].

Recommendation:

- 1.16 I recommended that the text of the description of AHLQs be amended as follows: “...Annex 1 **and illustrated on the following plan of Landscape Character Types, and these intrinsic qualities can be discerned without being significantly obscured or seriously marred by built development.**” ... “In some cases, **land within Areas of High Landscape Quality** may need...”

The Proposals Map (1.8) – Rural Centres

Representation: 225(part) Deputy Dr D DeG De Lisle

Issue

- *Whether the rural centres should be more clearly defined*

Conclusions

- 1.17 Consistent with my conclusion that the Rural Centres should be more clearly defined, a matter of concern to Deputy De Lisle in order to minimise development potential (see paragraph 5.23 and following), the text under this heading requires amendment.

Recommendation

- 1.18 I recommend that the third sentence under the heading “Rural Centres” be deleted, with the following sentence to commence: “**When...**”.

The Proposals Map (1.8) – Mineral Resource Safeguarding Areas

Representations: 281 (part) *La Société Guernesiaise*; 292 *Ronez Ltd*

Further Representations: *See Chapter 5 Rural Economy*

Issue:

- *Whether a Mineral Resource Safeguarding Area should also be recognised at Les Vardes*

Conclusions:

- 1.19 I address the representations as to whether the Chouet headland reservation should stand and a reservation should be made west of the existing Les Vardes Quarry in detail in relation to Chapter 5: Rural Economy and my conclusions are summarised in paragraphs 57-59 in Part 1. However, irrespective of whether my recommendation on making a reservation in respect of the Les Vardes extension is accepted, unless the Chouet headland reservation were to be deleted, thereby enabling deletion of this whole sub-paragraph, an amendment is necessary to reflect the offer made to Ronez Ltd at the Inquiry by the Environment Department. This offer was that the existing quarry and permitted workings at Les Vardes should be recognised by a similar Mineral Resource Safeguarding Area to that at Chouet.

Recommendation:

- 1.20 I recommend that the heading Mineral Resource Safeguarding Area be made plural and the text amended as follows: “...the Proposals Map identifies **areas** on the Chouet headland **and at Les Vardes**, which will be safeguarded...”

OTHER MATTERS - Errors and Omissions

- 1.21 At the opening the Inquiry the Environment Department submitted a schedule of errors and omissions relating to the terminology of the Airport Safeguarding Area, a reference relating to Policy RCE1, omissions from the key relating to Sites of Nature Conservation Importance [SNCIs], the pagination for the map of Landscape Character Types, the location of certain archaeological areas and insertion of an omitted site (Le Dehus Dolmen) and correction of the key to the Proposals Map.
- 1.22 While these corrections affect various parts of the plan, they do not arise directly from formal representations nor have they been subject to representations. Consequently, although I make a recommendation concerning the identification of the Rural Centres in Chapter 5, this seems an appropriate place to indicate that the generality of these changes to the plan should be made.

Recommendation

- 1.23 I recommend that subject to my specific recommendation concerning the identification of Rural Centres, the plan be modified in accordance with the tabled schedule of errors and omissions.

Sustainable Development (2.1 Policy RGEN1)

Representation: 281(part) La Société Guernesiaise;
1320(part) Mr P Harrison

Issue:

- Whether the references to Environmental Impact Assessment [EIA] are adequate

Conclusions:

- 2.1 The concern of La Société is that the procedures for EIA should be more central to the Plan so that it is clear that all major developments and those likely to have significant Environmental Effects have those effects fully evaluated at the outset and that the procedures are applied consistently to States projects. Mr Harrison also seeks application of EIA procedures to States projects, and he also seeks application of TIA procedures as detailed in Annex 6 to such projects. On the point of universal application it is clear from the *Code of Practice: Environmental Impact Assessment* (August 2001) which is referred to in Annex 5 as the source of more detailed information that the code is intended to apply to all relevant development. The ‘Other Development’ category of TIA requirement would also cover major States developments, not otherwise specified. At paragraph 1.4 of this part of my report I address the position with regard to application of planning control to States Development. However, irrespective of the final outcome of the States deliberations on that point, Section 28 of the draft new Island Development Law will make provision for an ordinance to make EIA a statutory requirement. Clearly, neither Annex 5 nor the *Code of Practice* are as detailed as the relevant EU Directive, but as the text of the Code is not before me and the Annex is only intended to be a summary of that Code, it would seem that any concerns with the details of the operation of the system should be addressed to the drafting of the proposed Ordinance that will replace the Code.
- 2.2 In the interim, it would appear that Annex 5 is the only Annex to the plan that is not referred to under a particular policy in the main text of the plan. That the plan has as its primary objective the conservation and enhancement of the rural environment does not in my judgement warrant such an omission. The most obvious policy under which to refer to EIA is RGEN1 Sustainable development as the purpose of EIA is to ensure that development is indeed sustainable. An insertion into the supporting text of paragraph 2.1 will ensure that the EIA process is central to the implementation of the plan where relevant.

Recommendation

- 2.3 I recommend that the following sentences be inserted into the supporting text after the first sentence: **“Proposals for large-scale infrastructure, major development and development likely to have significant environmental effects will be subject to the requirements of Environmental Impact Assessment. These requirements are set out in Annex 5 and more fully detailed in the *Code of Practice: Environmental Impact Assessment* (August 2001).”** [The remaining two sentences of the first sub-paragraph of the supporting text should be added to the start of the second sub-paragraph as both these items are examples of conservation of resources whereas Policy RGEN1 is much wider in addressing the full range of considerations that should lead to sustainable development.]

Landscape, ecology & wildlife (2.3 Policy RGEN3)

Representation: 147 (part) Deputy J Gollop

Issue:

- *Whether the policy is worthy of support*

Conclusions

2.4 In support of the ecological principles, Deputy Gollop seeks a proactive approach to designating sites of ecological importance to maintain the biodiversity of the island. While Policy RGEN3 and its supporting text are in general terms, Policy RCE4 provides for designation of Sites of Nature Conservation Importance [SNCI] and for stringent control of development that might adversely affect such sites. The response of the Environment Department to representations seeking additional SNCIs in being willing to accept the advice of La Société indicates that the plan is facilitating the operation of a system as desired.

Recommendation

2.5 I recommend that no modification be made to plan in response to this representation.

Built Heritage (2.4 Policy RGEN4)

Representation: 149 Deputy J Gollop

Issue:

- *Whether the Policy needs to be strengthened*

Conclusions

2.6 Deputy Gollop wishes to see the statutory List of Protected Buildings of Architectural or Historic Interest updated and effective control applied to these buildings, archaeological remains and other monuments including in relation to road improvements and that interpretation of such features should be provided to further tourism.

2.7 I was provided with a copy of the Lists of Protected Buildings and Ancient Monuments (both as at 31 December 2003), which were compiled under the Ancient Monuments and Protected Buildings (Guernsey) Law 1957. While these lists and the record of Archaeological remains are not integral parts of the plan, though the major archaeological sites and areas are listed in Annex 3 and paragraph 3.9 indicates the source of full details of archaeological records, policies RCE9, RCE11 and RCE13 seek to protect all such features. A clearer reference to the location of the List of Protected buildings and monuments would be desirable, but I shall address that in relation to paragraph 3.11. In addition, Sections 28-37 of the draft new Island Development Law provide for compilation of the statutory Lists within what will be a comprehensive planning law. Consequently, I can see nothing in the plan, including how it would need to be applied in the context of the proposed new planning law, which would prevent the furtherance of Deputy Gollop's objectives.

Recommendation

2.8 I recommend that no modification be made to plan in response to this representation.

Character & Amenity (2.5 Policy RGEN5)

Representations: 150 Deputy J Gollop; 1379 Mr & Mrs D Honey

Issues:

- *Whether this policy should acknowledge the possibility of new housing or green business parks within the rural area*

Conclusions

2.9 Deputy Gollop argues that the rural area is of diverse character and that there are some parts within which new development would be more in keeping with the existing character. It seems to me that this fact is acknowledged in the designation of AHLQ or Conservation Areas while parts are simply non-designated where slightly more relaxed policies apply. However, the policies that determine whether new housing or business parks might be appropriate are RH1 or RH2 and RE7 or RE9 and I address the issue of whether greater flexibility or provision should be made for these kinds of development in Chapters 4 and 5.

2.10 Mr & Mrs Honey queried the applicability of the policy in relation to a proposal for an access to serve a garage at the Route De St Andrew which had been rejected as ‘*incongruous*’. The Environment Department confirmed my understanding that there would be nothing in principle in Policy RGEN5 that would rule out such development, though policies RGEN7 on safe and convenient access and RCE12 on local distinctiveness would also apply. Page 11 of the plan includes a note setting out Section 17 of the Island Development (Guernsey) Law 1966 which governs the determination of planning applications and which includes the term ‘*incongruous*’ at S17 c). The term is not used elsewhere in the RAP Review No 1 and although it may legally be applied at the present time, the intention would be that it would be governed by the policies of the plan. S16 (5) of the draft text of the new Island Development Law would greatly simplify the matters to be had regard to in determining applications and remove the word incongruous if enacted in the form current at the time of the Inquiry.

Recommendation

2.11 I recommend that no modification be made to plan in response to these representations.

Design (2.6 Policy RGEN6)

Representation: 148 Deputy J Gollop; 789 La Société Guernesiaise

Issues:

- *Whether there is a need for more precision in the design policies*
- *Whether there is a need to take account of light pollution*

Conclusions

2.12 Deputy Gollop referred to pastiche or innovative contemporary statements in his concern to avoid bland properties lacking imagination and over the reduction in numbers of

conservation areas. However, in expanding his argument he referred to developments such as Poundbury in Dorset and as the Environment Department referred to the acceptability of traditional vernacular design and high quality contemporary design where it can be assimilated into its setting, I was not convinced that there was a great deal of difference between the parties nor the Douzaine of St Sampson's who withdrew their further representation. In response to the concern over the reduction in Conservation Areas, I do consider that some adjustment should be made to the supporting text to Policy RCE12 and I address this in Chapter 3.

- 2.13 The concern of La Société is primarily to safeguard astronomical possibilities, but light pollution can also adversely affect perception of the countryside, harm wildlife or be detrimental to neighbouring amenities. The Environment Department pointed out that by no means all illumination is subject to planning control. For example that within glasshouses is not controllable. However, it was acknowledged that many installations and fittings would be and it seemed wholly appropriate that the supporting text of this policy should require design solutions that avoid light pollution and minimise unnecessary spillage.

Recommendation

- 2.14 I recommend that the following sentence be added at the end of paragraph 2.6: **“The relationship of development to its surrounding will include the need to avoid light pollution wherever possible and minimise unnecessary light spillage.”**, but that no other modification be made to this part of the plan.

Parking & Open Space (2.8 Policy RGEN8)

Representation: 151 Deputy John Gollop

Issue:

- *Whether open space provision should be more than adequate*
- *Whether the parking provision required is excessive*

Conclusions

- 2.15 I have considerable sympathy with Deputy Gollop's objective in relation to open space provision as significant provision may be required in some localities or kinds of development in order to enhance quality of life. However, I accept that the intention to assess what may be adequate on the individual merits of the proposal would not rule out significant provision where it is warranted.
- 2.16 Again in relation to the application of appropriate parking standards, I have sympathy with Deputy Gollop's concern that blanket standards may not only be harmful to the character of Conservation Areas and other sensitive localities but also tend to cut across encouragement of public or other sustainable modes of transport. While the very high level of car ownership in Guernsey cannot be ignored, I note that Annex 7 specifies the standards in terms on minimum provision unlike the equivalent Planning Policy Guidance PPG13 on the mainland. The standards for public buildings appear particularly onerous, given that they might generally be expected to be located at centres where public or shared parking might be available. Nevertheless, I note that Annex 7 does contain a preamble that the standards are only guidance and are not inflexible and would be applied having regard to the individual site and end user characteristics. Moreover, it

is also made clear that if there is conflict with the primary object of conservation and enhancement, then that objective would prevail. I also note that cycle parking is included in the standards. Thus, while such standards need to be kept under review, perhaps to include reference to relationship to public transport, I do not see any need for specific modification at this stage. I make a recommendation with regard to the location for social housing in Chapter 4 along the lines sought by Deputy Gollop.

Recommendation

2.17 I recommend that no modification be made to this section of the plan in response to this representation.

Public Enjoyment (2.10 Policy RGEN10)

Representation: 281(part) La Société Guernesiaise; 1407 Former Deputy Ann Robilliard

Issue:

- *Whether greater recognition is needed for the objectives of STEPS (Stop Traffic Endangering Pedestrian Safety) of creating a network of safe routes for pedestrians*

Conclusions

2.18 The Environment Department indicated sympathy with the objective sought and suggested that it could be addressed under both Policy RGEN10 and RGEN7 under which proposals which might harm pedestrian safety might be rejected. Reclamation of derelict land might also be of assistance under Policy RCE5. It seems to me that the implication of the supporting text of paragraph 2.10 should be embodied in the Policy.

Recommendation

2.19 I recommend that the following be added to the end of Policy RGEN10: “, **such as the provision of safe pedestrian and cycle routes.**”

Protecting open Land and avoiding unnecessary development (3.1 Policy RCE1)

Representations: 96(part) Mr H Lancaster; 225(part) Deputy Dr D DeG De Lisle; 281(part) La Société Guernesaise; 647 Commerce and Employment Board (former Board of Agriculture); 1123 Douzaine of St Saviour and others

Issues:

- *Whether the policy is sufficiently stringent to fulfil the primary objective and requirements of the Strategic & Corporate Plan or conversely is too stringent*
- *Whether any land currently falling within Green Zones 1-3 under the adopted RAPs Phases 1 and 2 should be non-designated land or all should be AHLQ*
- *Whether there is sufficient distinction between the policies applicable in non-designated areas and those in AHLQ and conversely is it sufficiently clear where the same policy is intended to be applicable within both areas*
- *Whether there is sufficient explicit protection for agricultural land*

Conclusions

- 3.1 Deputy De Lisle (225) is concerned that as Policy RCE1 allows for some limited forms of development and by implication Greenfield development may be sanctioned within Rural Centres, it could undermine the primary objective as set by the Strategic and Corporate Plan. In this way the shifting balance of population distribution from the Town to the rural areas will not be arrested or reversed. Similarly, La Société (281) consider that the non-designation of some areas currently within Green Zones could weaken their protection and they have some concern over use of the phrase ‘*loss of open and undeveloped land*’ in the policy, as it could imply less protection for other land. In relation to earlier chapters of the Plan I have already explained how the Environment Department consider that the Policy context throughout the RAP is not far short of mainland Green Belt policies. The Environment Department answered the Douzaine of St Saviour’s concern (1123) over the lack of clarity on the limited development allowable in the non designated areas by reiterating the strength of the policy. Conversely, Mr Lancaster (96) considers that the policy is too stringent, concerns that I address more fully in relation to Policy RH1, though I have had regard to his specific suggestions concerning this policy. However, I do not consider that the changes sought are warranted and agree with the Environment Department that they would undermine the strategy of the plan. I do not find any general conflict with the objectives set by the Strategic and Corporate Plan which do include a concern for economic development as well as conservation and enhancement. Neither do I find any weakening in the protection afforded to current Green Zones and consider that the phraseology of the policy is generally appropriate having regard to the limited forms of development that may be accepted under other policies. I also accept the Environment Department’s arguments for distinguishing between the two areas on a broad brush basis. Such an approach could not readily be adjusted to follow the totality of the detailed zonings in RAPs Phases 1 and 2. Both AHLQ and non-designated land will have a very high degree of protection. Indeed without modification, the actual wording of Policy RCE1 could lead to rejection of almost all development, as there would be few developments that could genuinely meet a

test of being “essential” in a rural area. I recommend a minor modification to retain consistency between the supporting text and policy.

- 3.2 However, the very fact of the stringency of the policy underlies the evident confusion in the minds of a significant number of representors as to the difference that the designation as AHLQ or simply non-designation makes, for example in respect of domestic extensions and other domestic curtilage development. I therefore sought a paper from the Environment Department to clarify the differences in policy application intended with a view to standardisation of wordings where no difference is intended and inclusion of clear statements of the differences where they exist. In the light of that paper and bearing in mind my subsequent recommendations on specific Policies such as RH1 and RE1, I set out below a number of recommended modifications to the text of paragraph 3.1 of the RAP to make the plan more transparent.
- 3.3 Arising from my questioning of the representative from the former Board of Agriculture in relation to their general support for the relevant policies of the plan, it was agreed that the element of ‘*Protecting agricultural land from irreversible development wherever possible*’ in Strategic Policy 33 was not directly translated into the RAP and that this would be desirable, particularly the ‘*Best and most versatile agricultural land*’ which from the ADAS Classification supplied is very widespread in the Island, though all agricultural land is regarded as a precious resource. Even the poorest land can produce grass and is often valuable for wildlife. There is a reference to protecting agricultural land as well as a clearer reference to assessing the effect on agricultural holdings in Policy RCE6 but that only relates to the creation or extension of curtilages. However, the agricultural adviser stressed the need to maintain larger blocks of farmland that could be suitable for mechanised farming and the need for significant pasture areas around farmsteads used as bases for animal husbandry given the animal welfare requirement to allow for outdoor grazing at appropriate times of the year. Even smaller pockets of agricultural land can be crucial given the fragmented nature of many holdings. They may be able to help consolidation or be localities to where horse grazing can be directed to relieve pressures on more substantive blocks of farmland. Thus, a general reference in Policy RCE1 is called for, consistent with Planning Policy Statement PPS7 (Sustainable Development in Rural Areas) on the mainland and I recommend accordingly.
- 3.4 Where representors have wrongly sought re-designation to facilitate developments that would be precluded by the specific policies related to the relevant land-uses, whether or not the land were designated AHLQ or non-designated, I have addressed these representations under the specific land-use policies. Where re-designation is sought apparently simply to reflect landscape considerations, I address these representations in separate site-specific sections below on a parish basis, dealing under this policy with those areas currently non-designated but where re-designation is sought to AHLQ.

Recommendations

- 3.5 I recommend that the following modifications be made to the text of Paragraph 3.1:
- (i) Add at the start of the first sub-paragraph, **“The non-designated areas represent the foundation level of protection provided under Policy RCE1 that will be applicable throughout the RAP area either on its own or where other designations exist in conjunction with the policies relevant to those**

designations.”; amend the first sentence to end at “...restrain development.”, commencing the second “Accordingly, under Policy RCE1 unnecessary incursions...”. And add at the end of the first sub-paragraph: “Agricultural land will be protected from irreversible development wherever possible and particular care will be taken to protect the best and most versatile agricultural land (Grades 1, 2 and 3a).”

- (ii) In the second sub-paragraph, replace “tourism” by **”extensions to existing rural tourist facilities”** and add at the end: **“However, it will only be in these non-designated areas that limited infilling in built up areas under Policy RH1, Social housing within rural centres or elsewhere under Policy RH2, Retail developments within Rural Centres under Policy RE4, Garden centres under Policy RE5, Airport-related development under Policy RE14, creation of new community facilities other than by conversion under Policy RS1 and creation of new indoor recreation facilities other than by conversion under Policy RS3 will be permitted.”**
- (iii) Replace the fourth sub-paragraph by **“The committee is keen to ensure that householders are allowed flexibility in planning for extensions and other forms of domestic development within residential curtilages provided that, having regard to their setting, the open character of the countryside and important public views are protected.”**

3.6 I recommend that Policy RCE1 be modified by replacing “is essential” by **“can be justified”** and replacing “adversely affect the operation of a farm holding” by **“not result in the unacceptable irreversible loss of agricultural land or have an adverse effect on the viability of an agricultural holding.”**

Boundary Changes sought – Castel

Representations: 934 Mr J F Dyke; 1433 Mr & Mrs Mahieux

Further Representation: 1362 Medina Ltd

Issues:

- *Whether land adjacent to Les Queux Lane, Les Effards should be re-designated AHLQ (remain a ‘Green Zone’)*

Conclusions:

3.7 Mr Dyke argues that as the glasshouses at the west end of Les Queux Lane in the former green zone have now been largely cleared and the land is under grass with edging hedges, the typical plateau landscape can be perceived and, moreover, the more easterly fields south of Effards Lane help separate Les Effards from the ribbon development along the main road. Mr & Mrs Mahieux support this case with regard to the easterly area on the south side of the current Les Effards Conservation Area. Despite the contrary view of Medina Ltd, owners of agricultural land concerned, my own site inspections lead me to concur with the arguments of the representors. Although there would be a high degree of protection from the policy applicable in non-designated areas, in my judgement the underlying plateau and valley landscape character can now be readily discerned in these

areas and should thus attract the even greater protection afforded to AHLQ. In the absence of any more detailed boundary study, I consider that the areas shown as Green Zone on the RAP Phase 1 Proposals Map should be re-designated as AHLQ together with that part of Les Effards Conservation Area that is south of the lane. At the Inquiry there was a suggestion that the bungalows along the lane linking Les Queux Lane with Rue Du Preel should be excluded from the AHLQ, though they are currently in Green Zone 3. This may well be appropriate but without access to assess whether a clear cut boundary could be established to their rear, my recommendation is simply to follow the existing RAP Phase 1 boundary.

Recommendation:

- 3.8 I recommend that the boundary shown on the Proposals Map between AHLQ and non-designated land at Les Effards be re-drawn as follows: **to include as AHLQ the areas shown as Green Zone on the RAP Phase 1 Proposals Map south of Les Queux Lane/Effards Lane together with that part of Les Effards Conservation Area that is south of the lane.**

St Martins

Representations: 70 Mrs J Le Sauvage

Further Representations: 792 Mr & Mrs M S Preece; 833 Mrs F M Ferbrache; 1126 Mr & Mrs P Steer

Issues:

- *Whether areas of land at Les Merriennes and Rue Cauchez would be sufficiently protected if non-designated.*

Conclusions:

- 3.9 These areas are designated as Green Zones 2 and 3 respectively in RAP Phase 2. Mrs Le Sauvage, supported by the further representors, is concerned that as limited development may be permitted in non-designated areas, the level of protection for these and similar areas would be lessened. The Environment Department stressed the high level of protection given to all areas in the RAP Review with very little likely difference whether land is designated AHLQ or is non-designated. However, because of the broad-brush nature of the distinction drawn, it is not possible to distinguish such areas as pockets of AHLQ. Although my recommendations elsewhere may widen the difference in policies applicable between the two designations, from my site inspections, I agree that it is not possible to pick out these areas as distinct from the non-designated generality of this part of St Martins. The area is clearly suburban in nature where the underlying landscape character is largely obscured by built development. Nevertheless, the two areas are attractive paddock and garden amenity land that would not automatically be available for the limited kinds of development that may be undertaken in non-designated areas if left non-designated, or even the more limited categories acceptable in principle in AHLQ, were the designation to be changed. Policies like RGEN3 Landscape, ecology and wildlife, RGEN5 Character & amenity and RGEN11 Effect on neighbouring properties would need to be considered. These would also apply to other comparable pockets of attractive amenity land within non-designated areas.

Recommendation

- 3.10 I recommend that no further modification be made to Policy RECE1 in relation to these concerns nor to the Proposals Map in relation to these specific areas.

St Pierre du Bois

Representation: 53 Mr D A & Mrs K M Barrett

Issue:

- *Whether land at Route de Plaisance and Rue Des Heches should be AHLQ*

Conclusions:

- 3.11 Mr & Mrs Barrett argue that the corner of Rue Des Heches and Route de Plaisance should be included in the wider area of AHLQ to the west that has undergone significant enhancement. As glasshouses are only temporary uses of agricultural land, disused glass at the corner of the two roads does not justify leaving the land non-designated and, as high plateau land, the area is prominent in more distant views. The boundary should therefore be along the edge of more modern glass to the south. For my part after site inspection, I agree with the Environment Department that those glasshouses and the adjoining dwellings do mean that the perception of the underlying landscape character is obscured in all close distance public views whether on foot by vehicle, particularly as the land rises slightly to south away from the main road. I did not find anything in long-distance views to lead me to change this judgement. Moreover, in terms of the effect of designation on potential development, Policy RE2 Horticultural development is in principle equally applicable under either designation.

Recommendation

- 3.12 I recommend that no modification be made to the boundary of the AHLQ in this vicinity.

St Sampson

Representations: 270 Mr & Mrs M Bairds; 271 Mr & Mrs P Birtwhistle; 272 Mr & Mrs T P Crowther; 273 Ms A De La Mare & Mr A Batiste; Mr M & Mrs C Helyar; 275 Mr B Robert & Ms C Helyar; 276 Mr & Mrs D Trotter; 277 Mr & Mrs A Yabsley (all part)

Further representations: 590 Mr & Mrs V Froome; 620 Mrs J Prow; 621 Mrs B Falla; 666 Mr T C Le Vallee; 689 Mr N Jee; 690 Mr L J Lyons; 703 Mr & Mrs D Yabsley; 752 Mr & Mrs G Le Guilcher; 753 Mrs M Lockett; 817 Mr K W Hall; 818 Mr L J Le Ray; 819 Mr H Prigent; 948 Mr & Mrs P J Falla; 1221 Mr & Mrs A Burkhardt; 1256 B & M Fallaize; 1262 Mr C Savident and Miss H Fallaize; 1265 Mr & Mrs I Maly; 1267 Mr & Mrs S Fallaize; 1486 Mr & Mrs A Helyar; 1513 Mr T Harvey & Miss S Murphy (all part)

Issues:

- *Whether land at, around and to the west of Les Vardes quarry should be AHLQ*

Conclusions

- 3.13 The argument of the representors and most of the further representors who support them, including the large number of other individuals who were represented by advocate Helyar but are not listed individually as representors or further representors (see Annex B) is that the land around the Les Vardes quarry, including the land to the west on which Ronez seek a mineral working reservation, shares the characteristics of other nearby land which is designated as AHLQ as lowlands hills and north coast mielles. Thus, as the underlying landscape character can be perceived this area too should have this designation. The existence of the working quarry should not prevent such designation as other quarries in St Sampson's and Vale where granite has been removed from the lowland hougues are designated as AHLQ, whether water filled or reclaimed through landfill. There are numerous examples of the former and Mont Cuét and the land north of Bordeaux Harbour (Cocagne Quarry) are examples of the latter. As a prelude to that argument a number of more general objections to the approach of the plan were canvassed. However, I have concluded earlier in this report that I consider the policy-based approach to be sound and capable of producing transparent planning decisions, provided that the plan is read as a whole. Moreover, as the actual change in the plan sought in the original representations is confined to the designation of a particular area west of Les Vardes quarry (widened in the submissions put to the inquiry to the Les Vardes area as a whole), I concentrate on that issue at this point in my report.
- 3.14 For Ronez Limited, their Landscape Consultant produced a detailed study that demonstrated that the area does not contain particularly striking landscape characteristics. It was assessed as low to medium in scenic quality. However, the main purpose of the study was to show that any extended working to the west of the existing quarry when coupled with appropriate use (including continued grazing) of the stand-off buffer zone to the nearest dwellings and relocated bunding and new structural landscaping could leave the perception of landscape either unaffected or actually enhanced, given some of the quarry plant is currently exposed. The study did not dispute the hougue and mielle character of the locality and acknowledged that the field pattern to the west of the quarry is essentially that shown on the Duke of Richmond's Map of 1787. La Société support AHLQ designation not just because of their view that this designation should be extended to all current Green Zones, but because the area is clearly one where a hougue can be seen to be running down to the coast. Nevertheless, for the Environment Department caution was expressed on the possibility of rezoning if a strategic approach is taken to the differentiation of the designations. The area at L'Ancrese is regarded as a better example of a combination of mielle and hougue landscapes.
- 3.15 General support was given to the arguments for redesignation from the majority of the further representors, but Mr Le Vallee (666) sought to exclude his own residence in La Passee as not warranting designation and this argument was made on behalf of the Fallaize group of further representors (1256, 1262, 1265 and 1267) who argued that the area on the north side of La Passee contains such an extent of residential and horticultural development including their holdings, that AHLQ cannot be justified.
- 3.16 From my own site visits to the locality both onto the Ronez land and on or to the vicinity of other representations sites and more generally around the locality, I am persuaded that there is a case for extending the AHLQ designation more widely in the Les Vardes area

both to include the majority of the area originally put forward on behalf of representors 270-277 and the wider area in the long term whatever the future use may be for Les Vardes when it ceases to be worked as comparable quarry areas are designated AHLQ. Generally, I consider that the underlying landscape character can be perceived and I do not consider that a comparative approach with L'Ancrese should be followed, as at paragraph 1.8 the Plan states that as the designations of land are broadly drawn comparisons between different areas of land should not be made out of context. However, I agree with the more specific further representations concerning land on the north side of Route de La Passee that the landscape character is so obscured or marred by development, whether permanent or temporary, that this area should remain non-designated. I have also given consideration to the issue of natural justice if I make a recommendation for a wider area of AHLQ than was originally subject of these representations. In this context I note the general representation from La Société advocating AHLQ designation for all current Green Zone land and I therefore shall recommend accordingly in relation to the Les Vardes area. This would mean the exclusion of a small area north of the quarry currently zoned as built-up and to retain a broad-brush approach this exclusion would need to include the pocket of Green Zone 3 land that is almost wholly enclosed by the built-up zoning and which contains second world-war structures.

Recommendation

- 3.17** I recommend that **AHLQ designation be added to the Proposals Map to include** the following areas west of and including Les Vardes Quarry and its surrounding: **(i) land to the north and east of the area included in representation 1257 north of Route de La Passee (with the southern boundary of the additional AHLQ area formed by extending the northern boundary of that representation land westwards across to Route des Pecquerries) and (ii) land east of Rue des Cottés that is currently zoned as Green Zone land, to join up with the AHLQ shown on the draft Proposals Map to the west, north, east and south, with the exception of the area of Green Zone 3 land partially enclosed by built-up zoning north of the quarry which should remain non-designated.**

St Sampson/Vale

Representation: 1283 Mr B Rickard

Further Representations: 1411 Mr PA Sherbourne; 1417 Mr & Mrs P Machon; 1461 Ms S Simmonds; 1469 Mr T J Salmon; 1476 Mrs B Stevens; 1550 Mr K Smith

Issue:

- *Whether land east of Route de Portinfer and Route des Pecquerries up to Route de La Passee and La Passee should be AHLQ to join up with the AHLQ designation to the south and east*

Conclusions

- 3.18** The argument advanced by Mr Rickard, those of the further representors supporting him and a significant number of other Portinfer residents represented by Mr Rickard but are

not individually listed as representors or further representors (see Annex 2), is that the mielle landscape of this triangle of land between the Clos de Pecquerries and the coast can be perceived and needs to be enhanced as part of a ‘Green Vision’ to link through from Barras Lane to the sea. Most of the area currently has Green Zone designation on RAP Phase 1 Proposals map with much of the more northerly part being Green Zone 2 within an Enhancement Target Area. There is historical continuity with the ‘Grand Mielles’ shown on the 1787 Duke of Richmond Map. The area forms the foreground to the Hougue in which the Portinfer Lane Quarry SNCI is situated and is not without ecological interest with Bee Orchids noted in Mr Rickard’s garden. Mr Rickard argues that any renewal of past attempts to secure residential development and the spread of builders’ yards would be best resisted and clearance of unsightly glasshouse remains best assisted by AHLQ designation. Ms Simmonds (1461) particularly emphasises the wildlife value of the area. The further representors opposed to such designation (1411, 1417 and 1476) are concerned to avoid prejudice to their aspirations to undertake ancillary residential development within their curtilages.

- 3.19 The Environment Department argued that an AHLQ designation was not needed to achieve the objectives sought, as the objective of conserving and enhancement of the rural environment applied equally to AHLQ and non-designated land and the preservation of openness is the key aspiration in the non-designated areas. Conversely, Policy RH6 on domestic extensions and curtilage development would apply under either designation.
- 3.20 For my part, from my site visits, looking over the northern part of the land from La Passee on the edge of the Clos des Cottés and the Clos de Pecquerries, the mielle landscape can be discerned and I have considerable sympathy with the vision that Mr Rickard and those he represents are seeking to achieve. However, the extent of housing development in the southern part of the suggested additional AHLQ is extensive and not just the strip along the coast road and the Route de La Passee as further north. And as far as this more northern area is concerned, the degree to which the landscape is marred not only by the ever-present awareness of fringing residential development but by horticultural structures, whether intact or derelict, means that any AHLQ designation would have to reflect the potential of the area rather than its present state. As the approach of the plan is to reflect a current snapshot rather than future potential, I have had reluctantly to come to the conclusion that the area should remain non-designated land. In reaching this conclusion I considered whether I might simply recommend AHLQ status for the current Green Zone 2, but concluded that the degree to which the landscape of parts of that zoning is obscured or marred is such that a greater degree of selectivity would be necessary, contrary to the overall broad-brush approach.
- 3.21 However, it will be important that the Environment Department is enabled to increase its enforcement activities in future to ensure that there is proper control over the establishment of builders’ yards and similar uses in the rural area. The Department had no records of the sites referred to by Mr Rickard and so were not able to give a definitive view on whether the uses were authorised or not. I refer to this issue at greater length both in Part 1 and in relation to Policy RE7. Finally, it would seem important to me that any new strategy for clearance of derelict glasshouse sites is not wholly targeted at sites within AHLQ, but that areas that may have a realistic aspiration of gaining such status in future can be assisted in pursuing the objective of enhancement.

Recommendation

- 3.22 I recommend that no modification be made to the area of AHLQ in response to these representations.

St Saviour

Representations: 156 (part) Mr M E & Mrs M Hearse; 354 (part) Mr A J Le Provost; 611 (part) Mr & Mrs C Betley

Further Representations: 376 Mr G Adcock; 406 Mr & Mrs P Smith; 605 Mrs E Wilkinson; 679 (part) Mr & Mrs N C J Counihan; 950 & 951 Mr N E Gavey; 1228 Mr & Mrs G P Gavey

Issue:

- *Whether land in the vicinity of La Route des Clos Landais should be AHLQ*

Conclusions

- 3.23 Arising from discussion of representations concerning housing development at the Falcon Vinery, Rue due Pre Bourdon (298) and general representations opposing more housing development in the general locality of Route des Clos Landais and Frie Baton Road from Mr Pickles (66) and Mr & Mrs Hearse (156) with the support of a number of further representors, I was asked to consider the re-designation of three specific parcels of land around the edge of the developed area, namely (i) Land at and adjoining the Falcon Vinery; (ii) the Gavey's vinery and (iii) two fields around the German bunker in Rue du Lorier and the vinery opposite. Mr & Mrs Hearse and Mr Le Prevost specifically sought the first change. While the whole of the locality is clearly part of the Western Plateau, in my judgement the landscape of the Falcon Vinery is wholly artificial and given my conclusion against any re-zoning of that land for housing or amendment of Policy RH1 to an extent that would make housing development possible, I would not anticipate any early change in its character. Across the Rue du Pre Bourdon to the immediate north, the extent of built development also masks the underlying landscape to a significant degree. Only to the east on the land occupied by Mr & Mrs Norman (290) is a greater perception of the intrinsic landscape possible but as no representation has been made expressly seeking any change in designation of this land, I do not consider that any change in the designation to be warranted at the north-east corner of the Clos Landais area.
- 3.24 Mr Hearse also sought consideration of the re-designation of the Gavey's vinery on the west side of La Route Clos Landais. Although this is a working vinery, the re-designation was opposed by the Gavey family in order to keep the slightly greater flexibility in terms of development that is available in non-designated areas and particularly the possibility that social housing might be able to be considered under Policy RH2, notwithstanding the Environment Department view that the requirement to be directly adjacent to States Housing would exclude land separated by a highway from States Housing. For my part, from my visit to the site and its surroundings, I consider that the influence of the built development opposite and the working vinery itself reduce appreciation of the underlying landscape character so that the land is rightly non-designated. As for the area at Rue du Lorier, specifically sought by Mr & Mrs Betley as part of their support for representations opposing housing development in the locality, the

two fields around the World-War II bunker are very rural in character, though the bunker is a very dominant visual element. The vinery opposite obscures the underlying landscape beneath it. While a case could be made for re-designating the two fields on their own, on balance I consider that as a broad-brush distinction, the areas of AHLQ and non-designated land are correct on the west side of the developed area around Clos Landais.

- 3.25 Mr Counihan's further representation (679) arises primarily because in Mr Hearse's original representation there was a reference to a much wider area extending to the sea at Perelle to the north. As this was not pursued, I have no issue to consider as far as re-designation of land is concerned in that area. I address suggested changes to Policy RH1 in Chapter 4.

Recommendation

- 3.26 I recommend that no modification be made in response to these representations.

Vale

Representation: 21 Mr R M Benjamin

Further Representations: 393 Mr P Carr; 428 Mrs P J de Garis; 429 Mr D Blake & Mrs S Stuttle; 571 Mr J Briggs; 586 Mr & Mrs A Bougard; 591 Mr B Parsons; 601 Mr D Jory; 602 Messrs PM and AM Jory; 604 Mr J-L Le Tocq; 617 Bordeaux Methodist Church; 646 Mr B Robinson; 741 Mr K Laker & Ms D Brown; 749 Miss R Bean; 754 Mr G Van Katwyk; 1315 La Société Guerneslaise; 1331 Mrs P Dravers; 1356 Mrs S Carre; 1414 Me S Le Maitre; 1465 Mr & Mrs J Brache

Issue:

- *Whether additional land at Bordeaux should be AHLQ*

Conclusions

- 3.27 Mr Benjamin argues that the area surrounding Bordeaux harbour is one of the most outstanding areas of natural beauty in the whole of Guernsey and also enjoys stunning views towards all the other Islands. The immediate hinterland is a haven for migrating birds (for example wild egrets). From both a tourism and a local standpoint, the whole area is a beautiful '*counter-balance*' to the industrial area to the south and, together with the coastline north of the harbour, provides an uninterrupted green corridor around the north of the island. It is the scene for Victor Hugo's "Les travailleurs de la mer." The area thus warrants the highest level of protection afforded under the plan so that the green corridor of AHLQ is not interrupted. This case is supported by a number of the further representors including La Société and over 50 additional petitioners represented by Mr Benjamin that are not listed as individual further representors. The concern is that as most of the area has previously had high levels of protective zoning and now only a small area (also designated SNCI) would be AHLQ there could be greater threats to development in the longer term if not immediately. Future development needs in the RAP area would be bound to be sought in non-designated areas. Those further

representors who are opposed to the re-designation (428, 571, 591, 601, 602, 617, 646 and 1356) or have some concerns (741) are opposed primarily on the grounds of the effect they perceive such re-designation might have on the development potential of their individual properties.

- 3.28 The Environment Department felt that there was a misunderstanding of the basis of the policy for selecting areas of AHLQ as selection did not turn on history or wildlife interest but the degree to which the underlying landscape character can be perceived. Further north along the east coast, the backdrop of the low hougues can be more readily perceived. Moreover, in terms of residential development there would be no material difference whether areas were non-designated or AHLQ as in the plan as drafted there would be no new build private housing under Policy RH1 permissible anywhere in the RAP and the exceptions that might allow social housing under Policy RH2 in non-designated areas would not apply in the Bordeaux area. For most of the kinds of development of concern (eg domestic curtilage development under Policy RH6, horticultural development under Policy RE2 or enhancement of community facilities under Policy RS1) there would be no material difference in the policies applicable whichever zoning were in place. The test in Policy RCE14 for acceptability of conversion of to new uses would be more stringent in AHLQ but this was not likely to affect many structures within the contested area.
- 3.29 For my part, my site visits to the area led me to the same conclusion as Mr Benjamin. Even confining the basis for AHLQ to perception of the underlying landscape character, to me this is readily able to be appreciated as an east coast mare surrounded by lowland hills or hougues and, as the designation intended to be broad brush, I can also see considerable merit in ensuring that there is an unbroken green corridor along the coast. I do not consider that the existing vinery adjacent to the restored Cocagne Quarry sufficiently mars the coastal strip to warrant an interruption of the green corridor. As for the cluster of buildings close to the harbour that was previously a Conservation Area, it seems to me that these sit naturally within the landscape as well as the history of the locality and should therefore be included within the AHLQ.
- 3.30 The case for extending the AHLQ up the northern flank of the valley to join up with the existing AHLQ is less clear cut as the density of development increases and further inland there is no suggestion of including the whole of the lowland hills area within AHLQ. However, only in the case of the rectangular area of residential development north of Rue de Cocagne can a sufficiently large discrete area be discerned to warrant exclusion from the generality of the extended area of AHLQ proposed by Mr Benjamin.
- 3.31 On the foregoing basis, the status of the land of concern to Mrs de Garis would not be affected (428). As already noted Policy RE2 would not preclude operational development for Bordeaux Vinery (646) although it would be within AHLQ, nor would Policy RS1 in relation to the enhancement of community buildings, while their change of use would be likely to be acceptable under Policy RCE14, if cleared under Policy RS2 (617). The acceptability of development relating to self-catering accommodation (1356) would turn primarily on Policies RE11 and RE12 rather than whether land is non-designated or AHLQ. Where conversion of barns to residential has already been permitted this would not be affected by change in designation in the RAP Review No 1 provided that the development is commenced in the lifetime of the current RAP Phase 1,

but given the nature of the building, conversion would still be likely to be acceptable under Policy RCE14 (601, 602).

- 3.32 Of the further representors against Mr Benjamin's proposal, only Mr Parsons (591) might be regarded as being directly adversely affected. He sought the removal of a parcel of his land from AHLQ and inclusion in the non-designated area that I am minded to propose as AHLQ with an aspiration of seeking permission for a new dwelling. That parcel is clearly a paddock with a wholly rural character and I can see no reason to justify its removal from AHLQ. I have recommended elsewhere that Policy RH1 be relaxed to allow clear-cut instances of infilling in built-up areas that are non-designated. However, from my site inspection I did not see any part of the land referred to in Representation No 591 that would fall within the usually accepted definition of infilling. As for the possibility of conversion of the various outbuildings on the land, though the tests in Policy RCE14 would be more stringent, they would not seem to rule out the consideration of possibilities. Thus, I do not consider that the representor's prospect of being able achieve development aspirations would in practice be materially affected whether or not the land is non-designated or AHLQ.

Recommendation

- 3.33 I recommend that the Proposals Map be modified by **re-designating the area sought in representation No 21 as AHLQ with the exception of the rectangular block of residential properties north of Rue de Cocagne which should remain non-designated.**

Representation: 197 Mrs F J Quevatre-Malcic

Further Representation: 445 Mr Q R Vohmann

Issue:

- *Whether additional land on the north side of Folie Lane should be AHLQ*

Conclusions

- 3.34 Mrs Quevatre-Malcic argues that the boundary between non-designated land and AHLQ has been drawn inconsistently in this locality because a former vinery at the east end of the lane has been included in the AHLQ but there are two former vineries further west along the lane non-designated. The further representor argues that there would still be inconsistency in the boundary if it were changed to include the whole of the north side of the lane in AHLQ and is concerned at the implications on his aspiration to add a garage at his property. The Environment Department reiterated that the broad brush distinction drawn between the two areas is based on the extent to which the underlying landscape character can be perceived and not directly related to either current detailed zoning or past or present land-uses. Whichever designation applies, it would not have a material bearing on ancillary curtilage development under Policy RH6.
- 3.35 From my site inspection it is apparent that the density of built development increases westwards and thus the appreciation of the underlying landscape decreases closer to La Route Militaire. It is a finely balanced judgement as to where to draw the line and a case could be made for relocating it west of Mr Vohmann's property, but certainly not for

including the whole of the northern frontage of the lane. However, the division on the draft Proposals Map between the two areas appears an equally valid judgement. Consequently, I do not recommend any change. Nevertheless, this is another area where there appears a need for more effective enforcement of planning control, given the extent of dumping of vehicles and deposit of spoil on former vinery land.

Recommendation

3.36 I recommend that no modification be made in response this representation.

Areas of High Landscape Quality (3.3 Policy RCE3)

Representations: 281(part) La Société Guernesiaise; 1374(part) Dr S Thornton etc

Issues:

- *Whether the terminology is correct*
- *Whether there is sufficient distinction between the policies applicable in non-designated areas and those in AHLQ and conversely is it sufficiently clear where the same policy is intended to be applicable within both areas*

Conclusions

- 3.37 La Société question use of the term landscape as in the glossary that term is defined as including such matters as ecology. Consequently, they would prefer use of the term “*areas of special environmental quality*.” From the explanation of the derivation of the AHLQ by the Environment Department, I am satisfied that the proposed terminology in the Plan is the more accurate.
- 3.38 More generally the need to clarify the operation of the policy as referred to under Policy RCE1 exists also in respect of Policy RCE3 to resolve evident confusion in the minds of many representors, particularly over the operation of Policy RH6 in such areas. Taking into account the paper produced by the Environment Department and my recommendations on Land-use specific policies I recommend accordingly, taking account of Dr Thornton’s specific concern over the term ‘*minimal impact*’. I do not consider that his more general desire to restore the graduated 3-tier green-zoning is compatible with the objective behind the new plan that I have already endorsed of having a clearer and more consistent strategy but greater flexibility in detail than in the current RAPs. As in relation to Policy RCE1, my report then includes site specific sections parish by parish to address those areas where representors have sought changes from AHLQ to non-designated land. These sections do not, however, include representations where the change being sought is based on an evident misunderstanding of the intent of the plan and at least for the lifetime of this plan, whether as drafted or as recommended to be modified in this report, designation would make no material difference to the policy context in which the development aspirations would be considered. Such representations are addressed under the relevant land-use specific policies.

Recommendations

3.39 I recommend that paragraph 3.3 be modified as follows:

- (i) replacing the 4th and 5th sentences with: **“In addition to meeting the requirements of Policy RCE1, in order to preserve their special qualities, there will be a presumption against allowing new development within Areas of High Landscape Quality other than in exceptional circumstances or where the resultant development does not have any significant adverse impact on the visual quality or landscape character of the area.”**;
- (ii) making the final sentence in the draft a separate sub-paragraph in the following terms: **“The committee is keen to ensure that householders are allowed flexibility in planning for extensions and other forms of domestic development within residential curtilages provided that the requirements of the Policy are met.”**;
- (iii) adding a new final sub-paragraph as follows: **“In order to preserve the visual quality and landscape character of these areas, the following developments will be precluded within the Areas of High Landscape Quality: limited infilling in built up areas under Policy RH1, Social housing within rural centres or elsewhere under Policy RH2, Retail developments within Rural Centres under Policy RE4, Garden centres under Policy RE5, Airport-related development under Policy RE14, creation of new community facilities other than by conversion under Policy RS1 and creation of new indoor recreation facilities other than by conversion under Policy RS3. In addition, buildings to be considered for conversion to new uses under Policy RCE14 will be required to meet a more stringent test than those within non-designated areas.”**

3.40 I also recommend the deletion of “or” between “significant” and “adverse” in sub-clause a) of Policy RCE3

Boundary Changes Sought - Castel

Representation: 238 Mr M I Guille

Issue:

- *Whether the land at Beulah, Sous les Jardins, Rue des Bergers, Kings Mill should be AHLQ*

Conclusions

3.41 It is argued that this land is no different from the block of land that is non-designated along La Gele Road to La Grande Mare Hotel and that it should be regarded as part of a ‘village-type’ area, the next level down from a Rural Centre. From my site inspection I am quite clear that although slightly raised above the mare area of meadow and golf course that runs through to the coast, Beulah and the adjoining bungalow are seen in that context rather than as part of the Kings Mills Conservation Area. As for comparison with the La Gele Road area, I have not studied that in great detail as I have not taken the representation as seeking to include that area in AHLQ, but it would seem to me to have a greater intensity of built development whether permanent or temporary.

Recommendation

3.42 recommend that no modification be made to the designation of land at Beulah as AHLQ.

Representation: 259 Westward Investments Limited

Issue:

- *Whether the areas of land around La Grand Mare Hotel and its staff accommodation should be AHLQ*

Conclusions

- 3.43 The concern of the owners of La Grande Mare Hotel, Golf & Country Club is that the terms of Policy RE11 and its supporting text in Paragraph 5.11 as drafted would preclude new buildings being erected for either guest or staff accommodation in AHLQ. At the Inquiry the Environment Department clarified that the preclusion on new buildings was meant to apply anywhere within the RAP area as indicated in the policy itself, but that this was meant to relate to the creation of new establishments for the reasons given. Additional accommodation at an existing hotel would be treated as an extension whether or not it was physically attached to an existing building. The appropriate treatment at a given location would depend on detailed design considerations and the effect on openness, visual quality and landscape character. I recommend modifications to paragraph 5.11 in Chapter 5 to improve the clarity of the plan and provide a measure of assurance to these representors.
- 3.44 There was a secondary consideration relating to the definition of the curtilage around the existing buildings and whether the tests of Policy RCE6 are too stringent. Although the Environment Department tended to the view that there would be separate curtilages around the hotel and its staff accommodation from the surrounding golf course, this issue could not be resolved at the Inquiry. I address the wording of Policy RCE6 later in this chapter of my report, but on the issue of landscape designation, I can only endorse the view of the Environment Department that the hotel and its staff accommodation clearly sit within a characteristic west coast mare landscape.

Recommendation

- 3.45 I recommend that no modification be made to the designation of land at La Grande Mare as AHLQ.

Representation: 964 Mr H Bromley

Issues:

- *Whether land at the rear of Le Juge Vent, Le Villocq should be AHLQ*

Conclusions

- 3.46 Mr Bromley suggested that the area had been designated as AHLQ for historical reasons because it had been formerly a vinery, though most of the structures had now been cleared and the land is an amenity area attached to the house. In the centre is a concrete former vinery building, the conversion or replacement of which by a house was perceived to be more likely to be favourably considered if the land is non-designated. The Environment Department pointed out that the distinction between the two zonings did not follow any historical basis that may have influenced the current Green Zonings but is based on the extent to which the underlying characteristics of the landscape can be

appreciated. Here the character is that of the central plain at a transition to lowland marais.

- 3.47 Given the requirements of Policy RCE14 c) it is correct that a more stringent test would be applicable in AHLQ than in non-designated areas but from comments made at the Inquiry it is not clear that the building would meet the test of RCE14 b) of being of sound and substantial construction capable of conversion without extensive alteration, rebuilding or extension that would still be applicable in non-designated areas. As for replacement, although I recommend a slight softening of the approach of the Environment Department in relation to Policy RH1, it would still require RCE14 b) to be met. Irrespective of these considerations regarding the structure on the site, I do not consider that the designation of the land should be driven by whether a particular building would be convertible or not, but by the appreciation of the underlying landscape. In this case the land is separated from the adjoining field off Courtil Simon Lane by a dense high hedge, though from the track to the south glimpses of the parkland character of the representation site can be obtained and of the further area of undeveloped land to the west. Although the extent of vegetation does reduce the degree to which the continuity of the landscape can be appreciated, I do not consider this sufficient reason for rejecting the judgement of the Environment Department.

Recommendation

- 3.48 I recommend that no modification be made to the designation of land at Le Villocq as AHLQ.

Representation: 1092 Mr & Mrs K Adam

Issues:

- *Whether land at Wyncliffe, Rue Cohu should be AHLQ*

- 3.49 The concern is that if AHLQ, aspirations to rebuild a 1930s packing shed and boiler house, now accepted as falling within a residential curtilage for ancillary domestic purposes might be jeopardised. The Environment Department pointed out that detached buildings incidental dwellings would be treated as extensions under Policy RH6. Consequently, it would not make a material difference whether the land is AHLQ or non-designated. I have recommended modifications earlier in this chapter to clarify this frequent misunderstanding.
- 3.50 Mr & Mrs Adam did not however withdraw their argument that there would be logic in extending the non-designated area further west along Rue Cohu and Rue Saumarez to cover Wyncliffe and adjoining properties so that all the residential cartilage would be treated alike. The Environment Department consider that the undulating well-treed landscape character of the central plain is readily apparent in the area designated AHLQ. This is part of a broader swathe extending to the east and from my site inspection of the area containing the outbuildings I can see no reason to disagree with the judgement of the Environment Department.

Recommendation

- 3.51 I recommend that no modification be made to the AHLQ as a result of this representation

Forest

Representation: 324 C I Investments Ltd

Further Representations: 632 Mr F X Paul; 688 Douzaine of Forest; 1083 Deputy Dr D DeG De Lisle

Issue:

- *Whether land currently used as parking for hire cars adjoining the west end of Forest Conservation Area opposite the main entrance to the airport should be AHLQ*

Conclusions

- 3.52 The case for C I Investments is that as the car parking is long established on the land it should be regarded as part of the non-designated area that covers the airport, most of the Forest Conservation Area and adjoining areas. Two statements indicate parking use for hire cars and works to make the land suitable for that use prior to the coming into force of the Island Development Law in February 1967. Further reported comments from a third person contained in a letter dated 12 May 2004, which do not seem entirely consistent with the statements, suggest works around the time that the law came into effect. Conversely, the further representors, among other arguments, draw attention to the cadastre record of the site as agricultural land, the absence of dropped kerbs despite several road re-surfacings since the 1960s and produced a series of photographs which appear to show the land as a grassed enclosure in 1996, some wear or hard-core spread on the centre part in 2001 but no vehicles present and only a complete coverage of hard-core and intensive parking use in 2004, it being argued that the hedges were cut back and hard core spread during 2003 and that earlier use was only overflow parking during model launches.
- 3.53 The Environment Department drew attention to the AHLQ being defined on the basis of the perception of the landscape characteristics and not being based on existing use, whether authorised or not. I agree with the Environment Department that the RAP Review Inquiry cannot be the forum for coming to a definitive judgement as to whether the car parking use is established. That would need to be pursued through the development control and/or enforcement process, though it could be that most of the apparently conflicting evidence could be reconciled with early use followed by a significant interlude of little or no use prior to recent resumption of active car parking use. For my part, on my frequent observations of the land while passing through the airport, at times I saw very limited use, but at least on some occasions the land fully parked-up. What I did see was that neither what are currently low hedges, the hard core nor whatever parking that was present, prevented the appreciation of the land as part of the central and western plateau landscape. Thus, I agree that the land is rightly shown AHLQ. Arising out of consideration of this representation, an error was noted on the Proposals Map in that land beneath the point of the star denoting the Forest Rural Centre south-west of the village is shown non-designated although it is part of a field outside the Conservation Area. This should be corrected.
- 3.54 I address arguments relating to Policy RE14 and its supporting text in Chapter 5 of my report, though my recommendation there would only have a bearing on Representation No 324, were it to be held that the present use is unauthorised and capable of being

enforced against. I make a further recommendation concerning the area of AHLQ in Forest in relation to Policy RD1 in Chapter 7 of my report where I address airport infrastructure.

Recommendation

- 3.55 I recommend that no modification be made to the AHLQ shown on the Proposals Map in response to this recommendation but that the Proposals Map is corrected to show AHLQ beneath the point of the Rural Centre star south-west of Forest.

St Andrew

Representation: 45 States of Guernsey Water Board

Issue:

- *Whether land at the entrance to St Andrew's Reservoir (Best's Quarry) should be AHLQ or whether other changes are warranted to the RAP to recognise the Board's aspirations*

Conclusions

- 3.56 The concern of the Board is twofold. Firstly, why an area of land at the entrance to the site has been designated as AHLQ rather than non-designated like the majority of the site. On this issue the Environment Department explained that the reason for the AHLQ is that the landscape character of an area of transition between one of the upland valleys and the central plateau can be readily appreciated and maintenance and enhancement of the distinctive landscapes of Guernsey is a requirement imposed by Strategic Policy 31 of the Strategic & Corporate Plan. From my site inspection I have no doubt that the Environment Department are correct in their appreciation of this point. Indeed the way in which the landscape flows across the property boundary is readily apparent in the photographs submitted by the Board. Given the aspirations for use of the site indicated on the Preliminary Landscape Drawing 740/01 of January 2004, I cannot see any reason why the AHLQ designation of the east side of the entrance should inhibit the achievement of those aspirations. Indeed should they be achieved a wider area of AHLQ might be able to be designated at a future review of the RAP to include also land west of the re-aligned entrance.
- 3.57 As for the future use of the site more generally, I agree with the Environment Department that this would depend on the interpretation of Policy RD1 concerning essential infrastructure. While the intent for the area indicated as for '*future development*' is unclear most of the remaining elements indicated would appear either clearly or arguably to fall within the terms of Policy RD1. I can therefore see no reason why either the Proposals Map or the policies of the plan need modification.

Recommendation

- 3.58 I recommend that no modification be made either to the Proposals Map or to the policies of the Plan in response to this representation.

St Pierre du Bois

Representation: 352 Mr C P Guilbert, Mrs S Woods and Mr C P Norman

Issues:

- *Whether the land at Rue Du Felconte should be AHLQ and whether there is a need to re-caste the policies so that there are areas in which residential development is encouraged*

Conclusions

- 3.59 The land, previously grazed but now an overgrown thicket, slopes down northwards towards the coast. To the west down hill it is bounded by pasture and to the east by a bungalow on the end of a ribbon of development that is mainly non-designated. AHLQ land occupies all the area to the north, west and south. I have no doubt that the site forms part of an area where the underlying west coast scarp can be appreciated. Thus, if there were to be any change in the AHLQ in the vicinity, it would more obviously be to extend it across the ribbon of housing to the east, given the broad-brush nature of the distinction intended.
- 3.60 As for introducing a more differentiated distinction between areas of restraint and those where housing may be encouraged, I deal with these arguments more fully under Policy RH1. Suffice it to say here that as development is proposed both by way of allocations and permissive policies in the UAP, across the Island as a whole there is a differentiated policy irrespective of any recommendations that I make elsewhere in my report. Thus, I do not consider that support can be drawn for changed policies from the Royal Town Planning Institute Good Practice Guide “Fitness for Purpose: Quality in Development Plans” by a team led by Professor Stephen Crow from the University of Cardiff. I can see some merit in distinguishing built-up areas where infilling might be regarded as acceptable, but even were such action to be undertaken, this particular site would not fall within any accepted definition of infilling. Moreover, as previously agricultural land outside a settlement, it would not be a sustainable development location in the terms of UK Planning Policy Guidance and would be clearly ‘greenfield’.
- 3.61 I make a further recommendation concerning the area of AHLQ on the boundary of St Pierre du Bois/St Saviour in relation to Policy RD1 in Chapter 7 of my report where I address airport infrastructure.

Recommendation

- 3.62 I recommend that no modification be made either to the Proposals Map or to the policies of the plan in respect of this representation.

St Sampson

Representations: **353 Mr & Mrs B Singleton; 1145 Douzaine of St Sampson**

Issues:

- *Whether land at Courtil Croix, Camp du Roi should be AHLQ*
- *Whether the AHLQ are correctly defined in St Sampson*
- *Whether there is a need to re-caste the policies so that there are areas in which residential development is encouraged*

Conclusions

- 3.63 The case is made that this land should not be AHLQ because it is close behind built-up development along La Route du Camp du Roi and there are the remnants of former commercial vineries adjacent plus the major buildings of the Hautes Capelles Schools to the east. The Environment Department argue that the flat land of the central plain can still be discerned across this area as far west as beyond Rue des Annevilles where the scarp drops down to the coastal mares.
- 3.64 From my site visits to this locality, I accept that the judgement as to whether this land should be AHLQ or non-designated is finely balanced. The frontages to La Route du Camp du Roi are excluded from the AHLQ because of the extent to which the development obscures the landscape. In this case the landscape is marred to a degree but not so much that the plain cannot be appreciated. Consequently, I support the argument of the Douzaine, that the AHLQ is correctly defined in the parish.
- 3.65 Similar general arguments are advanced in relation to this representation as in respect of that addressed in paragraph 3.59 above. Again, irrespective of my recommendations regarding the RAP, the Island has a whole has differentiated policies given the encouragement of development in the UAP and were the designations in the RAP to be recast to indicate areas for development, this particular site would have to be regarded as ‘greenfield’ not just under the Island Development Law, as a former horticultural site, but similarly under the mainland Planning Policy Guidance PPG3 – Housing.

Recommendation

- 3.66 I recommend that no modification be made either to the Proposals Map or to the policies of the plan in respect of these representations.

Representations: 166 Mr R Plumley; 229 Oatlands Limited

Issue:

- *Whether land at Les Gigands and Oatlands Vineries should be AHLQ*

Conclusions

- 3.67 Mr Plumley argued in respect of these two adjoining vinery areas that the Duke of Richmond Map demonstrates that they are not part of the Valle du Braye reclamation and that they also do not demonstrate the characteristics of the lowland hougues. His concern was that at an uncertain time for horticulture there needed to be flexibility over potential development on the site whether for agriculture, horticulture or outdoor recreation. He had made representations concerning Policy RE5 on Garden Centres but his concern was wider than that specific point (for which see Chapter 5).
- 3.68 The Environment Department conceded the point concerning the Valle du Braye but indicated that they considered that the land demonstrated a transition between such marais land and the lowland escarpment and the lowland hougues beyond. They were willing, to be guided by my judgement but stressed that for most rural uses there would not be a great distinction whether the land is non-designated or AHLQ. They had agreed that Policy RS4 should be modified to accept outdoor recreation uses within AHLQ, Policy RE2 concerning horticulture was not intended to have significantly different

application in the two-areas and they were considering the wording of Policy RE1 to reflect on whether new farm buildings should be acceptable in principle in AHLQ.

- 3.69 From my site visits to the locality, I accept that the judgement as to the appropriate designation is finely balanced, but the extent of openness means that the underlying landscape can be generally appreciated. Although the roadside granite walling does limit the appreciation of some areas of landscape, the walls are themselves characteristic features. On balance, therefore, on a broad-brush basis I consider that the AHLQ designation is correct. I have, however endorsed the Environment Department concessions concerning Policies RE1, RE2 and in particular RS4 so that a considerable degree of flexibility should be available to pursue rural uses on these sites.

Recommendation

- 3.70 I recommend that no modification be made to the AHLQ in this locality as a result of these representations.

St Saviour

Representation: 266 Mr J P W & Mrs J Girard

Further Representation: 1207 Mr & Mrs M P Duquemin

Issue:

- *Whether land north of La Route de l'Issue should be AHLQ*

Conclusions

- 3.71 Although the representation seeks re-designation of land north of La Route de l'Issue from AHLQ, it concentrates primarily on the policies that are proposed to be applicable within the AHLQ and, of those, on the position regarding recreation in particular. The change to the plan advanced by the Environment Department to delete the preclusion in AHLQ for outdoor recreation is clearly relevant and this and the considerations regarding indoor recreation are addressed in Chapter 6. The possibility of taking advantage of Policy RCE14 to further conversion to other uses is likely to be of limited applicability, even with modifications canvassed later in this Chapter, as the majority of the structures on the representation site are glasshouses regarded in law as temporary structures on open land. However, it needs to be noted that the policy regarding tourist attractions applies equally to non-designated land and AHLQ and does not impose a blanket preclusion.
- 3.72 As for the designation, although the site and its immediate environs are marred by the extent of glasshouses, whether derelict, disused or otherwise, the Environment Department stressed that the distinction was of necessity on a broad-brush basis. If I were to recommend exclusion of the site and adjoining land, then I would have to consider a wider area where the landscape character of the central plateau is clearly discernible. I have earlier concluded that it would not be appropriate to seek a return to the very much more detailed zonings of the current RAP Phases 1 and 2. Thus, on balance I do not consider that any modification to the AHLQ designation is warranted. This conclusion supported by the further representors who also have more detailed concerns concerning access and amenity but those could be addressed via policies RGEN7 and RGEN11.

Recommendation

3.73 I recommend that no modification be made to the AHLQ as a result of this representation.

Representation: 191 Mr & Mrs P A Sebire

Issue:

- *Whether land at La Grande Lande should be AHLQ*

Conclusions

3.74 The representors wish to argue that providing housing sites for children or family members should be construed as a form of social housing under Policy RH2, an issue addressed in Chapter 4. Thus, they are concerned over the AHLQ designation of their property and adjoining land given the preclusion in that policy, albeit they also seek more flexibility within Policy RH1. Given the extent of glasshouses in the vicinity and areas that formerly contained glasshouses and are now within or have the appearance of being within residential curtilages, they argue that land at La Grande Lande should be non-designated, as at for example La Grande Rue, St Saviours.

3.75 The Environment Department referred to the broad-brush nature of the distinction drawn and argued that the underlying western plateau landscape character can be readily discerned in this locality close to the edge of a valley dropping down the western scarp to the reservoir. For my part, on the accompanied site visit I noted the extent to which the representation site now has a predominantly residential character, the similar transformation on adjoining land to the south and the extent of other residential properties nearby. However, I also noted that further areas of glasshouses shown on the base-map to the north have been cleared and that the land has reverted to open agricultural or other grazing land. The locality is within a broad swathe of countryside where the landscape character can generally be perceived unlike, in my judgement, the more built-up nature of parts of La Grande Rue. Consequently, on the broad-brush approach followed in the plan as a whole, I do not consider a change in designation to be warranted.

Recommendation

3.76 I recommend that no modification be made to the AHLQ as a result of this representation.

Torteval

Representation: 235 Mr T Van Zanten

Issue:

- *Whether land at Berpa Vinery, Route de Pleinmont should be AHLQ*

Conclusions

3.77 The objective of these representations is to enable the remaining structures of the Berpa Vinery, which is no longer in commercial use, to be redeveloped to create an additional bungalow on the corner plot. Land to the rear of the packing shed/office building would also be utilised. The desire for a relaxation of policies to facilitate such development is addressed in Chapter 4, but as under the policies of the plan as drafted a new dwelling

would only be able to be created through conversion under Policy RCE14, the designation of the land is of significance given the more stringent tests applicable in AHLQ. It must be doubtful whether the modest and utilitarian nature of the structures apart from the remaining glasshouse (which is now seemingly used for domestic purposes) would be able to meet the requirements in Policy RCE14, whether or not modified, if the land remains AHLQ, though the small size might well render conversion difficult even if non-designated. Nevertheless, whether the land is correctly designated is questioned.

- 3.78 The Environment Department stress the broad-brush nature of the distinction and argue that the site is correctly identified as AHLQ. The landscape comprises a valley dropping down from the western plateau to the west coast on the edge of the south coast cliff tops. From my site inspection I concur with this judgement. I consider that the site rightly falls within the broad area of AHLQ at the south-west corner of the Island.

Recommendation

- 3.79 I recommend that no modification be made to the AHLQ as a result of this representation.

Vale

Representation: 131 Mr A Lindsay, Mrs N A Lindsay & Mr A Lindsay Jnr

Issue:

- *Whether land at La Verte Rue should be AHLQ*

Conclusions

- 3.80 It was originally argued by the representors that the AHLQ should be removed in order to facilitate development under Policies RH2 or RH6. However, the Environment Department pointed out that domestic curtilage development is acceptable in principle under Policy RH6 within AHLQ and Social Housing under Policy RH2 would be precluded by other caveats in the policy even if the land were made non-designated. However, the representors still wished to press the representation on the basis that at any future review, it would be likely to be within non-designated areas that future housing sites might be sought. They argued that as part of the land formerly contained glasshouses it should not be regarded as AHLQ. Conversely, the Environment Department stressed the broad-brush nature of the distinction and suggested that the underling lowland hougue landscape could be discerned.
- 3.81 From my site visit, I consider that the judgement as to the correct designation is finely balanced. I have no doubt that the field to the west across La Verte Rue demonstrates the characteristics to which the Environment Department refer. They are less apparent with the greater domestication of the house, enclosed garden and partially enclosed paddock-like area to the north that make up the representation site. However, the land forms part of a broad swathe of AHLQ running south to the UAP boundary and on balance I see no clear justification for changing the draft plan.

Recommendation

- 3.82 I recommend that no modification be made to the AHLQ as a result of this representation.

Representation: 253 Mr R J Renouf

Further Representations: 456 Miss D Help; 458 Ms K Wicks; 460 Mr J Blampied; 462 Ms S L Baker; 464 Mr Damian Baker; 466 Mr B Upton; 468 Ms Jennifer Boudains; 470 Mr P Boudains; 472 Ms Julie Boudains; 474 Mr Michael Lanyon; 476 Mr Mark Lanyon; 478 Miss E Clayton; 480 Mr A Wicks; 482 Miss N Smith; 484 Mr S K Smith; 486 Mr K M Bennett; 488 Mr Darren Baker; 490 Mr D De Jersey; 492 Mr B Dray; 494 Mr N Dray; 496 Miss S Domaille; 498 Miss D Bullock; 500 Mr D Kendall; 502 Mr D Parsons; 504 Mr W Le Sauvage & Miss A Stubbert; 506 Mr L Barrasin & Ms L J Hutchinson; 508 Mr & Mrs L Francis; 510 Mr N Gamblin; 512 Mr & Mrs D Le Maitre; 514 P R Le Cras; 516 Ms R Iles; 518 Mr R Wicks; 520 Mr J Boudains; 522 Miss K Gannon; 524 Mr M Gannon; 526 Ms A R Toussaint; 528 Miss L Le Cras; 530 Ms J Sweet; 532 Ms R C Smale; 534 Mr L R Grant; 536 Miss M L Help; 538 Mr M Help; 540 Mr S Fletcher; 542 Mr B Gill; 544 Ms A Fletcher; 546 Ms K Fletcher; 548 Ms S Bennett; 550 Miss D K Smith; 552 Ms G Conroy; 554 Mr I M Domaille; 576 Ms J Bougourd; 578 J Poole; 580 K Totty; 582 M Totty; 622 Mr J C Falla; 623 M Ozanne; 625 D Ozanne; 871 Mr & Mrs T W Roussel; 892 Mr N G Neville; 962 Mr D J Le Prevost; 1069 Mr & Mrs G Lemee; 1074 Mr P J Walker; 1078 Mr C Le Page; 1085 Mr & Mrs N C Robins; 1086 S & K Torode; 1170 Mr G D Le Poidevin; 1176 Mr & Mrs K Skillett; 1333 Mr A M Lamb; 1420 Mr & Mrs C Lowe

Issue:

- *Whether land at La Planque Vinery, Rue des Marais should be AHLQ*

Conclusions

3.83 The case that this area of some 2.43 acres should become non-designated land was advanced as part of composite representations to facilitate a self-build housing scheme for 20-30 dwellings, which I address more specifically under Policy RH2 (254). The case is supported by the majority of the further representors who are members of the self-build housing group (456-625). Advocate St John Robilliard for Mr Renouf drew attention to the history of the vinery both before and after the hurricane force winds of October 1987 and further storms later that year that resulted in half the working area becoming incapable of use. Irrespective of that damage, economic circumstances had been making it very difficult to operate the old wooden glasshouses profitably. As a consequence, there had been repeated negotiations with the Housing Authority who had encouraged representations to previous planning Inquiries with a view to establishing a planning framework that would facilitate social housing on the site, with these negotiations culminating in a letter of 23 October 2003 indicating that the Authority would enter into negotiations for purchase subject to a suitable amendment to the RAP Review that would enable development. Services are available and the high cost of removing the derelict glasshouses render return to agriculture uneconomic.

- 3.84 It is argued that the despoiled land is not worthy of AHLQ designation. It does not have the quality of the coastal and upland areas and, although marais, that character is marred by its greenhouse history and the extent of housing that has taken place in the locality. It no longer has its original character as a drained wetland nor even any appreciable historic record of the changes that have taken place over time creating a sense of identity or local distinctiveness. As such it can only provide any benefit to residents in the immediate vicinity as the area is not frequented by tourists. The further representations against this representation concentrate on the site's unsuitability for high density housing rather than the intrinsic nature of the perception of its landscape character (871, 892, 962, 1069, 1074, 1078, 1086, 1333) with a particular emphasis on traffic concerns, especially given the narrow road widths and designated Ruettes Tranquilles in the vicinity. Others include reference to the extent of built-up development in the road or the potential cumulative impact with other derelict vineries (1085, 1170, 1176). While a number support the AHLQ designation, only Mr & Mrs Lowe (1420) draw attention to the marais character which they consider to be still apparent.
- 3.85 As a generality I consider traffic concerns expressed over the consequences of the development of individual sites, even one for 30 dwellings, to be over-emphasised given the relatively small increment that would represent to existing development and the general nature of the highways in Guernsey. Nevertheless, the cumulative affect of a number of developments in the locality would need to be considered under Policy RGEN7, but such matters are not central to the decision as to whether the land is rightly designated AHLQ. The references to the extent of built development and dereliction in the locality actually tend to support Mr Renouf's case, though conversely the potential size, availability of services and the discounted value offered which underlie the support of the self-build group also do not have a direct bearing on that judgement.
- 3.86 Clearly, if there were no other location available suitable for a self-build development and the choice of whether the land should be AHLQ or non-designated is finely balanced then the utility of the site for the proposed new use might tip the balance. However, although I do regard the choice between AHLQ and non-designation as finely balanced, the evidence from the self-build group was that their membership, although spread across the Island, is nevertheless predominantly from St Peter Port, St Sampson's and the north and east. Thus, if Belgrave Vinery is to be made available for housing development including self-build in the relatively near future, as was the States evidence to the Inquiry, then I do not regard the potential use of the site as a factor needing to be weighed. Rather, clearance of dereliction for open land uses would be the appropriate way forward in accordance with Policy RCE5 of the Draft RAP Review and Strategic Policy 34. I endorse Policy RCE5 later in this chapter recognising the view of Dr Casebrow for the Commerce & Employment Department that almost any vinery land is physically capable of restoration to agricultural or equestrian use and that the States have called for a report on a renewed clearance scheme to address the economic difficulties of securing clearance.
- 3.87 I have no doubt that the marais landscape is currently significantly marred both in respect of the Le Planque Vinery and the general locality. It is an area rather like that at La Passee championed by Mr Rickard for AHLQ rather than non-designated status (1283) and given my conclusion in respect of that land then there could be a case for non-designation to reflect the current perception of the area rather than any potential

following the clearance of dereliction. However, Le Planque Vinery cannot be considered in isolation and any decision to change the designation of that vinery must have a bearing on nearby land including that also subject to representations seeking acceptance of housing development (eg 399 and 1160). Although the former, as an area of pasture, clearly demonstrates the flat marais character, the latter behind the ribbon of houses opposite to the north (which is excluded from the AHLQ) is, like Le Planque vinery, in an overgrown condition. There are also some further tracts of vinery land to the east that are in very limited use. Where else to draw a coherent broad-brush boundary would be an issue and perhaps as strong a case could be made in broad brush terms for reverting to the green zone boundary on RAP Phase 1. Such would increase rather than decrease the area of AHLQ by imposing that designation on the frontage ribbon north of Le Planque Vinery and the site of representation No 399. I do not consider that I would be precluded from making such a recommendation as La Société (281) advocated all green zone land being made AHLQ. However, there is other non-designated land in the vicinity that is green zone land in RAP Phase 1 and I did not have opportunity to assess the totality of all alternative boundaries in the locality. On balance as Le Planque Vinery and the general area does have sufficient of the characteristics of marais landscape to be recognisable, I can see no strong case for varying the boundary shown on the draft Proposals Map. The Environment Department may wish, nevertheless, to review the designations in the locality to see whether the intended broad brush approach might warrant further rationalisation.

Recommendation

3.88 I recommend that no modification be made to the designations on the Proposal Map as a result of these representations.

Representation: 642 Mr R K Payne & Mrs A K Robert

Further Representations: 925 Mr M Stacey; 1296 C & W A Smith

Issue:

- *Whether land at Carriere Lane should be AHLQ*

Conclusions

3.89 While the representation is primarily aimed at establishing a housing site which is addressed in Chapter 4, it is possible that the designation of the land might have a bearing on that possibility if my recommendation concerning Policy RH1 is accepted, as the land could be construed as an infilling plot if it were to be non-designated and the other criteria proposed were to be met. As the further representors draw attention to the recent cultivation of the land even if on a non-commercial basis, the latter is unlikely. However, the land is one of those examples where the opposite side of the lane is within the defined settlement area of the UAP where infilling is in principle acceptable. I have accepted in Chapter 1 that this review is not an appropriate context in which to contemplate piecemeal changes to the boundary between the RAP and UAP, but that this should either be rendered unnecessary by replacing both plans by a single plan at their next review or by undertaking a comprehensive review in the interim.

- 3.90 In the absence of such a review, I can only note that a broad swathe of AHLQ is proposed in this locality along the boundary with the UAP in which the lowland hougue character can be discerned to a greater or lesser degree. It cannot be right to single out an undeveloped parcel of land for re-classification as non-designated land. Consequently, I do not consider any change to be warranted and in this draw support from the further representors' appreciation of green lungs provided by such land on the margin of the urban area. Their traffic concerns could be addressed by Policy RGEN7.

Recommendation

- 3.91 I recommend that no modification be made to the AHLQ as a result of this representation.

Representation: 25 The Guernsey Clematis Nursery Limited

Issues:

- *Whether any part of the Guernsey Clematis Nursery should be AHLQ and if so whether it might restrict future development*

Conclusions

- 3.92 The concern of the company is that their continued investment in developing the nursery might be inhibited by having the rear portion of the site within AHLQ (although planning permission had been granted for replacing the remaining timber framed glasshouses within that designation, and on which construction was commencing at the time of my site visit). It was argued that split of the site between two designations is irrational. The company had acquired the site in 1994 and had installed high-tech bench production methods particularly to the front south side of the holding and were continuing to upgrade the facilities and introduce eco-friendly methods such as water re-cycling. They had many international links and currently produce around 25% of the world's young Clematis plants while employing 80-90 staff in the peak production season. For the Environment Department it was stressed that the site is regarded as a key horticultural site under Policy RE3 and that under Policy RE2, development is not precluded in AHLQ. It simply needs to be undertaken in a way that would not be detrimental to the visual quality and landscape character of the locality. Changes are being proposed to Policy RE2, to make this even clearer. Thus, investment at key establishments or other appropriate sites should not be inhibited. Elsewhere in the Inquiry, the Commerce & Employment Department stressed that the kind of operation represented by the company was very much the kind of investment in developing niche markets that the future of Guernsey's horticultural industry depends on.
- 3.93 While I can appreciate the concerns of the company, that a harder line might be taken on development within AHLQ, in practice, as it was indicated at the site visit that the next area for possible redevelopment might be the 1970s aluminium-framed glass between the newly permitted area and the higher 'Danish' glasshouse at the northern end of the rear of the site, I cannot see that any landscape issue would arise. Moreover, the oldest areas of glass remaining after the current reconstruction are within the frontage area that is non-designated. Although the glass at the rear of the site projects out into the strip of AHLQ shown on the Proposals Map west of La Route Militaire, the flatness of the marais and the Val du Braye is readily perceived with, for example, clear views north from the edge of the holding to Vale Church. The Environment Department explained that the

landscape was considered more compromised in the frontage area along the road, though even in that area there are parts where the underlying landscape can be appreciated. Thus, if there were to be any change, I would be more inclined to recommend on a broad-brush basis that a wider area might become AHLQ. However, as this has not been sought I make no recommendation.

Recommendation

3.94 I recommend that no modification be made to the AHLQ as a result of this representation.

Other Areas

3.95 On 13 May 2004, the Environment Department published corrections to the Proposals Map to delete 3 areas of AHLQ at Cobo and east and west of Richmond headland. These areas are where in essence AHLQ had been applied solely to the coast road and its immediate fringes whereas the backing land is non-designated. I am not aware of any representations being made against these logical corrections and I recommend accordingly.

3.96 A further recommendation concerning the boundary of the AHLQ at L'Ancrese is set out below where I address the boundary of the Le Marais SNCI under Policy RCE4.

Recommendation

3.97 I recommend that the Proposals Map be modified by the deletion of the strips of AHLQ noted as A-B, C-D and E-F on the plans dated 13 May 2004.

Sites of Nature Conservation Importance [SNCIs] (3.4 Policy RCE4)

Representation: 281(part) La Société Guernesiaise

Issue:

- *Whether the Policy and supporting text are stringent enough and the sites are clearly enough defined on the Proposals Map*

Conclusions

3.98 La Société are concerned that the phrase 'close to' SNCIs is not defined in the supporting text and within the policy there appears to be an acceptance that new features of nature conservation interest are given equal significance whereas protection of existing features will always be preferable. Lines are also needed round the hatched areas on the Proposals Map to clarify the boundaries. Although the Environment Department accepted the import of these points no offer of amendments was made. Indeed, application of detailed boundaries to the Proposals Map was resisted for almost the same reasons as advanced by La Société. In my judgement, all the points made by La Société are valid and can be addressed by minor re-wording within the supporting text, plus a very minor re-wording within the policy. As for the boundaries issue, while accepting the points made by the Environment Department, these points are essentially addressed by my proposed modifications to the supporting text. The partially analogous SSSIs in the UK do have defined boundaries and if the new Island Development Law is to contain provisions that will enable protection to a greater degree than possible purely through the

operation of planning control, I cannot see how such provisions could be operated without defined boundaries. In addition, the suggested deletion of reference to a location map and reference numbers from Annex 2 seems a retrograde step. Inclusion in Annex of a map along the lines of that found at pages 26-27 in the 2003 Review (suitably updated and referenced to the schedule) would add to the utility of the Plan.

- 3.99 The following sections of my report address site specific representations concerning proposals to add or change the boundary of SNCIs. These follow parish by parish after the policy recommendations.

Recommendations

- 3.100 I recommend that paragraph 3.4 be modified as follows: (i) by amending the first line of the third sub-paragraph to read: **“Where a development is proposed within, close to or potentially affecting a SNCI, it will...”** and (ii) by adding an additional second sentence to the final sub-paragraph: **“The preference will always be for the protection of the existing features of wildlife interest.”**
- 3.101 I further recommend that the policy be modified by replacing “or” within b) by **“and/or”** and that **the boundaries of the SNCIs be added to the Proposals Map and a referenced Location Map be added to Annex 2.**

Castel

Representation: 305 Mr Max Carling (the Saline Conservation Group)

Further Representation: 397 Mr & Mrs T Allett

Issue:

- *Whether land at Les Grandes Rocques Road has sufficient Nature Conservation Interest to warrant designation as a SNCI*

Conclusions

- 3.102 The Group argue the importance of this field at the South-west extremity of Les Grandes Mielles because it has never been developed and remains species rich marshy grassland, historically noted as used for drying seaweed. It is argued that the site contains 50% of the Yellow Bartsia on the Island plus substantial quantities of Southern Marsh Orchids while the abundant tamarisk trees provide nesting habitats for small birds. Warblers, Flycatchers, Sparrows, Whitethroats and Song Thrushes are described as regular visitors, while Ketstrels are attracted by the Voles and Field Mice. Mole Crickets are found on the land as together with nearby land at Port Soif the area contains largest concentration outside the continent, while Slow Worms, a species protected under the Wildlife and Countryside Act, are prolific particularly in and around the ancient stone walls.
- 3.103 La Société have assessed the site and, although not scoring it for the rarity of the habitats or its size, have given it a rating of 4 for the variety and rareness of the species found on it, particularly the Yellow Bartsia (the greatest concentration on the Island) and the Southern Marsh Orchid, albeit much commoner. This rating is as high as some other SNCIs and they recommend its addition to the Hougue de Pommier SNCI which comprises a number of isolated fields in the locality but only if the owners agree to

sensitive management. The Environment Department, having been generally advised by La Société on the definition of SNCIs in the Plan accept this recommendation.

- 3.104 Although the further representors desire to use the land to provide housing for grandchildren, they recognise that this may not be achievable in currently foreseeable circumstances. They are likely to retain the land but would need to keep the vegetation down by grazing and would appreciate assistance with cutting brambles and noxious weeds. Mr Carling indicated that labour might well be forthcoming via La Société volunteers. As a consequence, it appeared that there is a possibility of sympathetic management over the lifetime of the Plan.
- 3.105 For my part I noted the species rich grassland with evident signs of grazing between the lines of Tamarisks behind the fronting stone wall on my site inspection. The site although not large in terms of a SNCI is somewhat larger than one that might usually be regarded an infilling plot. I have therefore no reason to disagree with the recommendations of La Société and the Environment Department and recommend accordingly.

Recommendation

- 3.106 I recommend that the land subject of Representation No 305 be designated a SNCI and the Plan and Proposals Map be modified accordingly.

Le Villocq SNCI

- 3.107 Arising from consideration of La Société's objection (619) to representations seeking residential development at Le Villocq (65), a discrepancy was noted in the area shown on the Proposals Map for the Le Villocq SNCI. On investigation it was ascertained that this was a cartographical error as there had been no intention to exclude part of the SNCI recommended in the 2003 Review.

Recommendation

- 3.108 I recommend that the area of the Le Villocq SNCI be corrected on the Proposals Map.

St Sampson

Representations: 270 Mr & Mrs M Bairds; 271 Mr & Mrs P Birtwhistle; 272 Mr & Mrs T P Crowther; 273 Ms A De La Mare & Mr A Batiste; Mr M & Mrs C Helyar; 275 Mr B Robert & Ms C Helyar; 276 Mr & Mrs D Trotter; 277 Mr & Mrs A Yabsley (all part)

Further representations: 590 Mr & Mrs V Froome; 620 Mrs J Prow; 621 Mrs B Falla; 666 Mr T C Le Vallee; 689 Mr N Jee; 690 Mr L J Lyons; 703 Mr & Mrs D Yabsley; 752 Mr & Mrs G Le Guilcher; 753 Mrs M Lockett; 817 Mr K W Hall; 818 Mr L J Le Ray; 819 Mr H Prigent; 948 Mr & Mrs P J Falla; 1221 Mr & Mrs A Burkhardt; 1256 B & M Fallaize; 1262 Mr C Savident and Miss H Fallaize; 1265 Mr & Mrs I Maly; 1267 Mr & Mrs S Fallaize; 1316 La Société Guerneslaise; 1486 Mr & Mrs A Helyar; 1513 Mr T Harvey & Miss S Murphy (all part)

Issues:

- *Whether land the west of Les Vardes quarry should be designated a SNCI*

Conclusions

- 3.109 As an alternative or addition to AHLQ designation (which I recommended earlier in this chapter), the representors advocate SNCI designation for the area west of the quarry. They have not undertaken ecological studies of their own but suggest that support can be drawn from the ecological report produced for the Ronez representation (292) and from bird survey data held by La Société. In particular, the representors quote sections from the conclusions of Michel Hughes, the ecological consultant to Ronez: *‘During the limited survey time I observed a small diversity of essentially common bird species, a proportion of which I consider likely to breed within the Representation site. The proximity of the site to the coast and brackish water Pulias Pond coupled with certain habitat features within the site (eg seasonally damp grassland and low tussocky grass growth) are known to provide roosting or feeding conditions for an additional range of species at certain times.’* and *“mitigated environmental design offers the opportunity for the creation of permanent wetland habitats at this site.”* They argue that had surveys been undertaken for longer periods and the potential recognised that might be realised following designation, such designation could be justified. And had La Société taken account of their bird observation data, then they might not have recommended against SNCI designation. This data, which was included in an RSPB review of bird populations in the UK and the Channel Islands, shows that 22.5% of species on the *‘Red List’* of high conservation concern in the UK have been observed in the locality between 1993-2000.
- 3.110 Although Michel Hughes’ survey was undertaken solely in January 2004, it appears to have been thorough and conducted by applying recognised criteria to habitats and species (adapted from Radcliffe), ie a similar approach to that of La Société in advising the Environment Department. The quotes used in the preceding paragraph seem to be taken very much out of context as the earlier paragraphs of the conclusions, backed up by the body of the report, refer to the grassland being agriculturally improved of the most commonly encountered type and of little specific nature conservation significance, a conclusion not altered by consideration of the hedge banks and the small area of scrubland within the site. Thus, only a small diversity of common butterfly species would be anticipated. As for La Société’s survey of June 2004 by Dr C T David (1316), this only recorded a very low score for the site, partly made up of a score for its size rather than diversity or rarity, with a score of just 1 for variety of species. The site is only regarded as of any importance for its landscape value and proximity to the existing SNCI on the other side of the coast road. At the Inquiry, Dr David specifically addressed the bird data. In his view, this does not change the conclusion, as birds move around so it is necessary to examine the underlying habitat. La Société considers that the recommended SNCIs include all the important bird areas referred to in the data held in their Biological Records Centre. The Environment Department took their lead from La Société so that the SNCIs are designated on a consistent basis and also stressed that the designations are meant to cover existing interest and not potential for habitat creation.
- 3.111 From my visits to the site of these representations on my accompanied and unaccompanied site inspections in July 2004, I saw nothing in terms of either botanical or ornithological considerations to lead me to disagree with the conclusions of the two

ecological surveys which covered both winter and summer conditions. Consequently, I support the recommendation of La Société and the Environment Department against designation.

Recommendation

3.112 I recommend that no modification be made to the SNCIs included in the Plan as a consequence of these representations.

St Sampson/Vale

Representation: 971 Mr C I McCathie

Further Representations: 1113 Les Prinses Estate Company; 1282 Mr B Rickard; 1330 Mr & Mrs S Tayler; 1340 Mr J H Smith on behalf of Les Prins Lane Residents; 1462 Ms S Simmonds

Issue:

- *Whether land between La Passeur & Rue des Cottés, St Sampson's and Barras Lane & Les Prins, Vale should be designated a SNCI*

Conclusions

3.113 This proposal was put forward to help counter Representations Nos 47-49 and the supporting further representations, which were endorsed by nearly 100 households in Les Prins Estate and Prins Lane, have a similar context. The value of the land for birds is stressed, particularly at times when the drouth through the fields floods. There is reference to geese, waders and herons and to birds of prey frequenting the area. There is also stress on the potential of the area to improve as a wildlife habitat if designated, while it is feared that there would be deterioration if it is not. Past mistreatment to intensify farming through removal of field boundaries should not be used as a case against designation.

3.114 La Société produced a report on the land for the Inquiry and recommended against designation as on the Radcliffe criteria the only score arose from the size, with a zero score for diversity and rarity. This is because the land has been greatly altered with species rich field banks removed and heavy fertilisation producing species-poor improved grassland. It is accepted that the area is sometimes important for grazing birds in winter and is probably a source of small mammal prey for owls and kestrels. However, as with Les Vardes, the case based on birds was rejected on the grounds that birds move about and it is necessary to consider the underlying habitat. La Société considers that the recommended SNCIs include all the important bird areas referred to in the data held in their Biological Records Centre. They also argue that it is important not to devalue the concept of SNCIs by designating areas that do not have intrinsic wildlife value. However, the full 2003 Review of Sites of Nature Conservation Importance by Dr C T David and K J Gilmour did indicate that the nature conservation importance would improve with sympathetic management and the June 2004 Report by Dr David indicates that one area now has quite an amount of coastal grassland species such as Sea Radish, presumably due to less intensive management. For consistency, the Environment Department support the recommendation of La Société and stress that it is the actual wildlife interest and not potential that must be taken into account. The general policies of

the plan would secure the conservation and enhancement of the land with any ecological interest protected by Policy RGEN3. Grant Aid is available for conservation management of farmland as this is the policy of the Commerce and Employment Department. Thus, potential could develop without designation.

- 3.115 On my visits to the locality in July 2004, I saw nothing in terms of ornithological interest to lead me to disagree with the conclusions of La Société and the Environment Department. Given the evidence elsewhere in the Inquiry on the importance of maintaining commercial agriculture in the north-east of the Island, I would be cautious as to whether evidence of greater botanical interest is to be commended as a result of conscious conservation management. The Barras Lane land is probably the most extensive tract of agricultural land apart from La Ramee in this part of the Island and warrants protection for that reason as well as any nature conservation interest.

Recommendation

- 3.116 I recommend that no modification be made to the SNCIs included in the Plan as a consequence of these representations.

Vale

Representation: 237 Mr & Mrs P W Staples

Issue:

- *Whether the SNCI boundary should be adjusted at Les Petites Mouettes, L'Ancrese*

Conclusions

- 3.117 The representors indicate that their garden has been extended onto a triangle of land within the proposed Le Marais SNCI. This land was reclaimed from a builders dump about 20 years ago and thus the triangle does not contain the characteristic unimproved or semi-improved grassland with orchids which is of importance for birds and typifies the SNCI. The correction of the boundary is agreed with the tenant farmer who manages this part of the SNCI and is supported by La Société in their letter of 25 March 2004. The boundary sought would run from the shed on a concrete base to the south essentially along the line of the hedge enclosing the rear garden of the representors' house. The Environment Department are willing to accept the view of La Société and be guided by me as to whether the AHLQ boundary should also be adjusted to be coincident with the new boundary for the SNCI, the two being coincident on the draft Proposals Map, although Policy RCE6 would not preclude curtilage extensions in AHLQ.
- 3.118 On my site visit, I confirmed the enclosure as private garden of the greater part of the triangle, though the most southerly area is an extension of the trackway leading through to La Greve. As on the undisputed history, this latter land has also not formed part of the meadow at any recent time, I agree that the whole area should be excluded from the SNCI. Although the area outside the enclosing hedge and which contains the shed has visual continuity with the remainder of the AHLQ, it would be anomalous with regard to the treatment of other domestic curtilages adjoining and contrary to the broad-brush approach to designation to have the AHLQ boundary anything other than coincident with the SNCI at this point.

Recommendation

- 3.119 I recommend that the boundary of the SNCI on the Proposals Map be modified as sought and that the AHLQ boundary be also modified to be coincident with the SNCI at this point.

Representation: 281(part) La Société Guernesiaise

Issue:

- *Whether the southern headland of Beaucette Marina should be included in a SNCI*

Conclusions

- 3.120 The case of La Société is straightforward in that the recommended addition of this geological feature within the Beaucette SNCI that was contained in the 2003 Review was omitted from the draft Plan. The northern headland that is included in the SNCI has the layered Melodiorite and Diorite picked out more dramatically by variations in weathering and includes the best exposure of Pegmatite in north-east Guernsey. However, the southern headland contains a more complex suite of Melodiorites and Diorites and also a number of Granodiorite and Pegmatite pipes of debated origin. Thus, La Société considers that it is vital for these igneous structures to be preserved, there being no other examples known on Guernsey or in the Channel Islands. An extension of 100 metres is sought up to the boat park. The Environment Department pointed out that the criteria in Annex 2 do not include geological significance and that this is the reason for not including the southern headland at Beaucette Marina, the northern headland being included within the wider L'Ancrese Common SNCI. However, they not oppose the addition if recommended.
- 3.121 On my site visit I noted the striking geological outcrop which would seem worthy of protection, particularly as works at the marina might otherwise threaten its continued retention in a largely natural state. No precise boundaries for the extended area were presented to the Inquiry, but it seems to me that it would be logical to include the area between the marina and its boat park and the sea as far south as access to the beach at Mares à Eils in order that access to the greater part of area would not necessarily have to be via the Marina. However, I would regard this as a detailed matter that should be capable of agreement between the Environment Department, La Société and the marina operators. As for distinguishing sites solely on the basis of geology, I do not think that would be as big a departure from current practice as implied by the Environment Department as Annex 2 does include 'rock exposure' as one of its habitat types and inclusion of the northern headland at Beaucette Marina in the L'Ancrese Common SNCI appears to reflect its geological rather than ecological importance. Moreover, the partially analogous SSSIs in the UK do include sites of geological importance.

Recommendation

- 3.122 I recommend that **the southern headland at Beaucette marina be included in the Plan as a SNCI and shown on the Proposals Map** with appropriate reference added to Annex 2 to the effect that: **"Exceptionally SNCIs may be designated on the basis of the significance of the exposed geological outcrop."**

Derelict Land in the Countryside (3.5 Policy RCE5)

Representations: 75 Mrs M Travers; 96(part) Mr H Lancaster; 156(part) Mr M E & Mrs M Hearse; 183 Mr K & Mrs M Robilliard; 1144 Douzaine of St Sampson

Further Representations: 402 Mr & Mrs Mudge; 403 Mr D J Roland, Mrs E E Roland & Mr A Roland; 407 Mrs P Smith; 408 Mr B M Loveridge; 425 Mr & Mrs A K MacDonald; 744 Mr D Phillips; 941 Mr & Mrs J L Dodd; 989 Mr & Mrs R Johnson; 1096 Mr K Le Prevost; 1132 Mr P Neville; 1435 Mr J McCormack; 1520 Mr K Tough

Issues:

- *Whether the Plan provides a proper framework for addressing development of derelict land*
- *Whether all horticultural sites are suitable to return to agricultural use*

Conclusions

- 3.123 The site specific proposal of Mrs Travers to establish some parking on the land at the rear of the houses fronting Ruettes Brayes has been categorised under this policy as it would involve land that could be held to be derelict. It is sloping scrubland on tipped land adjoining the stream that forms the boundary between St Peter Port & St Martin's. The proposal would not appear to fall under any other specific policy as it is intended only for use of adjoining residents and not to create public infrastructure. While the further representors (1435, 1520) raise issues concerning rights of access and breaches of walls, and are supportive of the general policies of the plan and zoning of the land as AHLQ, the Environment Department stressed that it is those general policies such as RCE1/RCE3, RGEN3 concerning landscape and ecology and RGEN7 on safe access that would be relevant. Clearly, given the change in level from the valley bottom to the rear of the houses fronting the main road, creation of any significant number of parking spaces or spaces directly linked to the individual properties with access from St Peter's Valley would involve significant works. However, there are already a number of parking spaces on the road edge in the valley floor. It seems to me that the proposal is one that should properly be considered in a detailed development control context and not one that requires any change to the policies or designations of the draft Plan in order for that to be the case.
- 3.124 Mr & Mrs Robilliard correctly draw attention to studies of the history of growing in the Island which demonstrate that some glasshouses were established on very poor land because it was cheap, particularly but not exclusively in the Vazon and Perelle areas. The land may have been very marshy grassland requiring raising and draining or may have been dune areas cleared to provide fill for the marshy areas. The reference to reinstatement to agricultural use in the third sub-paragraph of paragraph 3.5 on page 26 is thus of concern.
- 3.125 I do not read the historical study as meaning that all the poor areas of land necessarily had no prior agricultural use. Dr Casebow, the Agricultural Adviser to the Commerce and Employment Department stressed to the Inquiry that almost all land is capable of

producing grass and can thus have some agricultural value, though he did estimate that perhaps only about 10% of glasshouse sites cleared to date have been given over to commercial agriculture, though other areas are grazed for equestrian purposes. Regardless of the previous use of the land and limited success in securing agricultural re-use in the past, I do not read the relevant sub-paragraph as requiring future agricultural use. Wildlife or conservation purposes or use for recreation provision are also referred to, as is the possibility that some small parcels that would not realistically contribute to the rural character or agricultural land reserve might be used for minor development such as the extension of domestic curtilages. Thus, I can see no need for any modification which should re-assure Mr Neville (1132) who supports the plan as drafted.

- 3.126 In addition, in the context of advancing residential proposals, a number of other representors suggested that the only realistic means of clearing the dereliction of some former vinery sites would be to allow partial or total redevelopment for residential purposes as some have been in a wholly derelict condition since the time of the '*Great Gale*' of 1987 or even earlier and that once the glass has fallen in and shrubs taken over, it is not economical to reclaim the land for agriculture or other open uses. Mr Lancaster also considers that the policy is too restrictive with wide-ranging concerns that I address more fully in relation to Policy RH1 where I deal with the issue of infilling in built-up areas. I do not consider that his suggested amendments to the supporting text are appropriate in the context of this policy. Others, such as Mr & Mrs Hearse (156) with the backing of many further representors (402, 403, 407, 408, 425, 744, 941, 989, 1096) and also the Douzaine of St Sampson (1144), have raised concerns in support of the plan over the issue of dereliction linked to development pressures. I address this general issue in my Part 1 Summary Report, but would stress that to conserve and enhance the rural environment in accordance with the primary objective set by the Strategic and Corporate Plan, it is vital that the approach of the Environment Department of resisting development as a solution to dereliction is followed. Thus, I consider that the second sub-paragraph of paragraph 3.5 should be strongly endorsed. Nevertheless, I recognise that there are instances of long-standing dereliction which may require assistance if environmental enhancement is to be achieved and beneficial use restored. New instances of sites being unable to be retained in production and yet being uneconomic to reclaim could also arise. I note that the States resolved on 24 September 2003 to support the Committee for Horticulture's proposals for a pilot investigation project to establish the likely costs of the full clearance of glasshouse sites as set out in paragraphs 9.7-9.23 of the report to the States dated 25 June 2003. It must be of considerable importance to the realisation of paragraph 3.5 and Policy RCE5 that progress is made on working-up a new clearance scheme.

Recommendation

- 3.127 I recommend that no modification be made to the Plan in response to these representations.

Creation or extension of curtilages (3.6 Policy RCE6)

Representations: 85 Mr & Mrs Machon; 135 C B & J F Harker; 142(part) Mr R Wallbridge; 225(part) Deputy Dr D DeG De Lisle; 278 Mr A Nant; 281(part) La Société Guernesiale

Further Representations: 906 Mr R McCormack; 907 Mr & Mrs R Read; 908 Mr & Mrs N Le Cheminant; 909 Mr & Mrs B Jones; 910 Mr & Mrs D Michel; 911 Mr & Mrs H Duffield; 912 Mr & Mrs G Wilson; 913 Mr & Mrs N Ponte; 1044 Mrs T Rouxel

Issues:

- *Whether the policy is consistent with the objective of conservation & enhancement*
- *Whether the policy and supporting text adequately cover curtilage development*

Conclusions

- 3.128 Deputy De Lisle opposes the policy outright arguing that it is inconsistent with the primary objective of conservation and enhancement. He fears that it could lead to creeping suburbanisation. I have sympathy with his desire to avoid this consequence. However, deletion of the draft policy and its replacement by Policy AG2 of the current RAP Phases 1 & 2 would wholly reverse the intention of the Environment Department of being able to provide flexibility to regularise the situation where parcels of land have become de facto incorporated into gardens, particularly from former small scale horticultural holdings and there is no realistic possibility of the land being put into renewed horticultural or agricultural use and there need be no harm to the character or openness of the countryside.
- 3.129 The specific instances subject of representations considered in this section of my report are but the tip of an iceberg. On my site inspections in relation to other representations I saw a significant number of sites where there was no clear cut curtilage around residences that had been formerly associated with horticultural holdings. Policy RCE6 would enable new curtilages to be defined and proper means of enclosure established through the imposition of conditions as referred to in the supporting text. In this way the policy offers a means of controlling the process that Deputy De Lisle fears. Given the backlog of more substantive enforcement issues, eg where businesses are operating from former vineries or agricultural premises in a most unsightly or unneighbourly manner, I am not convinced that continuing to pursue a blanket ban is a practical alternative. Consequently, I support the Environment Department in their attempt to produce a pragmatic solution to an evident problem.
- 3.130 Mr & Mrs Machon (85) seek to establish use of an area of land at the rear of their residence in La Route de Portinfer for erection of a garage. This is opposed by a neighbour Mrs Rouxel (1044) as contrary to the objective of conservation and enhancement, as being out of character and possibly detrimental to amenity. The Harkers (135) seek to erect a building in which to store agricultural/horticultural machinery and a domestic-sized greenhouse in the field south of their residence at the end of Kimberley Estate. Mr Nant (278) seeks an extension of his garden by some 30 feet on adjoining land on the opposite side of the Kimberley Estate access road. He would wish to erect a domestic-sized greenhouse. He suggests that this land or the whole of the strip in their ownership south of the estate should be removed from AHLQ. The adjoining residents in Greendale Close (906-913) are opposed to general development of the land by buildings, particularly because of drainage concerns, but do not oppose the re-erection of the green house. Mr Wallbridge (142) seeks conversion of former vinery structures to ancillary

amenity use related to his adjoining house and to a stable linked to a paddock which now occupies adjacent land. He has concerns over what he regards as the arbitrary definition of his current domestic curtilage and inconsistent treatment compared to neighbouring commercial occupiers. He also contests the AHLQ designation and its implications for conversion of structures and equestrian use.

- 3.131 From what I heard and saw on my site inspections, Policy RCE6 precisely addresses the aspirations raised by the site specific representors. Assuming all the areas of land concerned lie outside authorised residential curtilages, the policy would in principle enable the consideration of extensions to those curtilages. As the Environment Department made clear, that land may be AHLQ is not a barrier to the operation of Policy RCE6 and I can see no justification for withdrawing that status as the lowland escarpment and Val du Bray landscape character can be readily appreciated in the areas concerned.
- 3.132 In my view the tests in the policy are stringent and, moreover, need to be read in the context of the reference in paragraph 3.5 to minor development such as modest curtilage extensions being exceptions to the general preclusion of development of agricultural land. I do not think that the tests ought to result in arbitrary decision-making as they would be subject to the customary approach of reasonableness that should undergird planning control. I cannot agree to the deletion of '*unacceptable*' as a qualification of the loss of agricultural land as sought by Deputy De Lisle as that would in effect reinstate the blanket ban of AG2.
- 3.133 While I do not believe that the tests would rule out consideration of what is desired in principle by the site-specific representors, obviously their proposals would need to be subject not only to the tests of this policy but also to the consideration of other policies that may be relevant, such as RGEN11 on amenity and RGEN12 on flood risk. Moreover, mere extension of a curtilage would not automatically authorise the structures sought. Unless Permitted Development under the relevant Ordinance, permission would need to be sought under Policy RH6 for domestic structures (though I am not clear that this would apply to all the works sought by the Harkers). Again AHLQ would not be a bar to the applicability of Policy RH6. In the case of Mr Wallbridge's aspirations, the combination of Policy RCE6 and RH6 might well address the domestic storage and swimming pool sought without having to seek to argue the applicability of RCE14 to a former glasshouse. As both policies are applicable in both non-designated areas and AHLQ, and conversely glasshouses are universally regarded as only temporary structures, by definition falling outside Policy RCE14, the issue of whether Mr Wallbridge's land is AHLQ is not relevant to his aspirations. However, for the record, on the broad-brush basis adopted, I find the AHLQ designation justified as being within a wide area where the underlying landscape characteristics can be appreciated. As for the stable in a converted vinery shed, this might still be outside any residential curtilage but, if so, following the amendments to Policy RS4 tabled by the Environment Department, it might still be acceptable in principle as ancillary to outdoor recreation, irrespective of the operation of Policy RCE14 in AHLQ. The La Société concern is over loss of ecological interest. It seems to me that this is indirectly covered by sub-clause b) and would also be addressed by Policy RGEN3. Thus, overall I can see no reason to recommend any modification to this policy or paragraph 3.6.

Recommendation

3.134 I recommend that no modification be made to the Plan in response to these representations.

Public Views (3.7 Policy RCE7)

Representation: 1374(part) Dr S Thornton

Issue:

- *Whether the policy is too stringent*

Conclusions

3.135 Dr Thornton fears that any adverse effect on undefined public views could be lead to rejection of beneficial development under this policy. It would not seem realistic to seek to identify all ‘important’ public views. However if this cannot be done, given the wideness of the apparent possibilities referred to in paragraph 3.7, I do not find the Environment Department’s reliance on the inclusion ‘important’ in the policy, plus the existence of other policies that might encourage mitigation, sufficiently re-assuring. It seems to me that there is a need to qualify ‘adversely’ to limit the potential for excessive use of this policy.

Recommendation

3.136 I recommend that the Policy RCE7 be modified by including “**significantly**” before adversely.

Landscape Design (3.8 Policy RCE8)

Representation: 281(part) La Société Guernesiaise

Issues:

- *Whether the supporting text is sufficiently clear*

Conclusions

3.137 La Société request the reference to longer-term management proposals being necessary for features that are of importance for nature conservation to be included in the list of requirements and not just as a following note. I am satisfied that the text is clear in its requirements without modification.

Recommendation

3.138 I recommend that no modification be made to the Plan in response to this representation.

Protection/recording of archaeological remains (3.9 Policy RCE9)

Representation: 149 Deputy J Gollop; 281(part) La Société Guernesiaise

Issue:

- *Whether the policy and its supporting text are sufficiently wide-ranging*

Conclusions

3.139 La Société seek wider applicability of the policy so that it would not only apply to known remains. They also suggest more explicit requirement for early investigation and that all costs should be required to fall on developers. The Environment Department have put forward a suggested amendment to cover the first point. I am satisfied that the text of paragraph 3.9 sufficiently addresses the need for early action and that it is implicit that developers would normally meet all archaeological costs. Deputy Gollop supports the need to safeguard sites as well as scheduled properties.

Recommendation

3.140 I recommend that the first line of Policy RCE9 be modified to read as follows:
“Developments that would be likely to adversely affect areas of archaeological importance will only be permitted where...”

Conservation Areas (3.10 Policy RCE10)

Representations: 26 Mrs J Le Sauvage; 281(part) La Société Guernesiaise; 321 Mr J M McCormack (on behalf of La Société Guernesiaise and National Trust of Guernsey); 676 Douzaine of St Martin

Issues:

- *Whether all Conservation Areas designated in the RAP Phases 1 & 2 should remain designated*
- *Whether the policies that would apply in areas no longer designated would suffice to ensure that their character and appearance would be preserved and enhanced*

Conclusions

3.141 Mrs Le Sauvage argues that the plan does not contain a clear explanation of the basis on which some areas have retained Conservation Area designation while it has been withdrawn from others. She considers that the remainder of the 80 Conservation Areas currently designated do have a distinctive and easily recognisable character which would not be sufficiently safeguarded under the approach of the plan. Consequently, reinstatement of all existing Conservation Areas is sought, particularly those in St Martin's Parish. The Douzaine of St Martin, although particularly seeking the restoration of designation of all Conservation Areas currently designated in the parish, do so in terms that would be generally applicable. They argue that the ancient hamlets remain and that the removal of designation is an attempt to get round the Requête approved by the States in October 2001 arising out of development proposals in the La Bellieuse Conservation Area in St Martin: *‘that designs for all future development in conservation areas were to be in keeping with the surrounding properties and area’*. La Société, while supporting the Conservation Area proposals included in the Plan, are concerned at the omission of many of those previously designated. At very least they and the National Trust feel that there are areas equally unspoilt and of equal importance historically and these should be conservation areas. Indeed Mr McCormack does not accept that the 7 can be singled out as truly outstanding.

- 3.142 In view of these concerns, I asked the Environment Department to elaborate on the principles behind the selection of only 7 Conservation Areas for designation in the RAP Review No 1. In the note of 26 February 2004 and the responses to representors, it is explained that under the zonings of the existing RAP Phases 1 & 2 all built-up land has to be designated either built-up or Conservation Area and this had tended to devalue the concept as areas would be selected simply because they contain protected (listed) buildings as defined by the Heritage Committee, buildings of listable quality, buildings from pre-1900 or those contributing significantly to the character of the locality and there are special qualities in terms of grouping, spatial relationships including with their landscape setting and presence of traditional features. This meant that almost any cluster of traditional buildings would qualify for protection under Policy CE8 of the existing plans but other developed areas would be subject to much lesser control. In the RAP Review, the Environment Department has sought to give more general protection to local distinctiveness across the rural area through a raft of policies while reserving Conservation Area status, with the implication of requirements for Rural Planning and Design Statements from applicants and Area Design Statements being produced by the Committee, for those of very special character where the extra powers to control development that are in the draft of the new Island Development law should be available. It is argued that the tighter control of development in Guernsey compared to the mainland would in effect provide the same level of control found in UK Conservation Areas generally across the rural area. The key attributes sought for Conservation Areas in the Review Plan were cohesion, 'sense of place', retention of traditional features, existence of few if any discordant features and a high degree of specialness in terms of distinctive character and appearance. In relation to 'sense of place' a clear focus and easily defined boundaries were required. To demonstrate the approach, a copy of the study undertaken of St Martin's parish centre was provided.
- 3.143 In order to reach a judgement on the general issue of the selectivity applied in designating Conservation Areas as well as on the more specific representations subsequently addressed, I visited all the Conservation Areas specifically referred to in representations as well as the 7 proposed in the Review Plan. On the basis of my observations on those visits, although differing in the judgements made over a small number of localities, I consider that the Environment Department's general approach of only identifying the most special areas as Conservation Areas should be supported. I do think that a large number of the existing conservation areas, although containing very attractive individual buildings and some interesting groupings or significant spatial relationships, nevertheless lack tangible sense of place or other distinguishing features that mark them out from other groups of traditional buildings. This said, it is perhaps unfortunate that one of the 7 selected for retention includes the site of the development that occasioned the 2001 Requête, as I think this inevitably leads to suspicion that the nature of control in de-designated areas might achieve less by way of conservation and enhancement than sought in the States resolution. I share the concern of Mrs Le Sauvage at the terms of Policy RCE12 and paragraph 3.12, which would otherwise seek to maintain local distinctiveness in the de-designated and other similar areas, namely that without modification this objective may not be achieved. I address that concern below, but should make clear that my general support for Policy RCE10, Paragraph 3.10 and the broad level of Conservation Areas selected is on the assumption of strengthening that subsequent

section. At this point, I simply recommend modest re-wording of paragraph 3.10 to clarify the factors in selection of the Conservation Areas.

Recommendation

- 3.144 I recommend that an additional sentence be added to the first sub-paragraph of paragraph 3.10 as follows: **“The areas retain traditional features and include few if any discordant elements, while having a clear focus and readily defined boundaries.”**

Castel – Les Effards

Representations: 933 Mr J F Dyke; 1433 Mr & Mrs Mahieux

Issue:

- *Whether Les Effards should remain designated as a Conservation Area*

Conclusions

- 3.145 Both Mr Dyke and Mr & Mrs Mahieux seek the status quo in terms of Conservation Area status and a supporting letter from another resident was submitted. I visited the locality on two occasions and saw the attractive historic properties that characterise the area. There are few discordant features, but the buildings are for the most part widely spaced without particularly distinctive grouping. Consequently, I did not feel that there was a distinctive sense of place that would warrant Conservation Area status as defined in the review plan. However, the extent of open space between most of the buildings does enable the underlying landscape characteristic to be appreciated and for this reason, earlier in my report I recommended extension of the AHLQ in this locality.

Recommendation

- 3.146 I recommend that Conservation Area status be not retained at Les Effards.

Forest – Le Bigard

Representations: 321 Mr J M McCormack (on behalf of La Société Guernesiale and National Trust of Guernsey)

Further Representations: 400 Mr T S White; 685 Mr D W Bishop

Issue:

- *Whether Le Bigard should be designated as a Conservation Area*

Conclusions

- 3.147 Mr McCormack argues that this area includes 12 ancient houses of which 7 are of very great interest while more recent properties have not upset the scale or intimacy of the area. It is typical of the southern parishes where every prospect pleases. It had never been designated as a Conservation Area but is equally as worthy of designation as many that have been. He would be prepared to consider revised boundaries. His desire for Conservation Area status is shared by Mr White, but Mr Bishop questions the need. If there is to be a Conservation Area at Le Bigard, he suggests it should be drawn back from Rue du Manoir but extended to include ‘The Snail House’.

3.148 From my visit to Le Bigard, I can appreciate why Mr McCormack consider that it is as worthy of Conservation Area status as many of the 80 or so designated in the current RAP Phases 1 & 2. However, as at Les Effards, there are wide spaces between many of the individual properties and small groups. Thus despite the attractive nature of the majority of the properties in the area, including ‘*The Snail House*’, which certainly should not be excluded from the possibility of Conservation Area status simply because it is of contemporary design, I did not find a distinct sense of place with a clear core and readily definable boundaries. Thus, I share the view of the Environment Department that this area should not be designated a Conservation Area.

Recommendation

3.149 I recommend that Conservation Area status be not afforded to Le Bigard.

St Martin – All Conservation Areas

Representations: 676 Douzaine of St Martin

Further Representations: 743 Mrs J Le Sauvage; 793 Mr & Mrs S Preece; 831 Mr P Walters; 835 Mrs F M Ferbrache; 1129 Mr & Mrs P Steer; 1272 Mr T De Putron

Issue:

- *Whether some or all of the 20 Conservation Areas formerly designated in St Martin’s should be remain designated*

Conclusions

3.150 For the reasons given in the introductory paragraphs to this part of my report, both the Douzaine and Mrs Le Sauvage argue strongly for the reinstatement of the 20 Conservation Areas in addition to La Bellieuse, that are designated in the RAP Phases 1 & 2 but not in the RAP Review No 1. These historic hamlets are regarded as having a sense of place and worthy of the fullest possible protection. Maps showing the historical continuity of Les Hubits and La Fosse areas were presented. The further representors support this action with Mr De Putron particularly arguing for reinstatement of La Barbarie.

3.151 I spent some time on a number of occasions exploring the Conservation Areas currently designated in St Martin’s. While **Les Hubits** contains some very attractive historic buildings around the road junction, the area is not entirely unspoilt and I do not consider it to have a sufficiently distinctive sense of place to warrant designation. **La Fosse** again has some very pleasing historic features but it is well spread out, again not wholly without marring, but most of all again it does not have a sufficiently distinctive sense of place to warrant designation. **La Barbarie/Icart Road** contains very attractive areas, for example east of the hotel and a very good collection of historic buildings close to Icart Farm but it does not have clearly defined boundaries distinguishing it from the wider area. Thus I do not consider designation to be justified. Despite many attractive elements, similar considerations, would in my judgement rule out the majority of the remaining Conservation Areas currently designated in St Martin’s as lacking in sufficient

coherence or identity. Those with the greatest claim to continuing designation would appear to be the following:

- **La Villette** (which contains groups of interesting small-scale historic properties and at least in parts with more coherence and sense of place than many others).
- **Les Martins** (which away from La Villette Hotel has an almost unspoilt group of historic farm buildings and other traditional buildings)
- **Les Moulpieds** (the rear area contains a pretty much unspoilt collection of farm buildings and historic properties of distinction that could be a sample hamlet)
- **Lower Ville Amphrey** (which contains an interesting group of varied properties, although like Variouf has no public facilities)
- **Le Vallon** (which contains an interesting collection of historic properties some of which are very imposing, some more modest, but it is rather spread out and designation would only seem justified if areas like Les Prevosts were to be retained or Le Bigard added).

3.152 Having not visited all the 80 or so Conservation Areas currently designated, I do not make any formal recommendation to add any or all of these to the RAP Review No 1 as I consider all to be of less outstanding distinction than the 7 areas that are proposed for designation in the draft and that at Torteval which I recommend to be added. However, I consider that particular attention ought to be paid to the possibility of adding at least some of these areas, appropriately bounded, at the next review of the plan when they could be re-assessed on an Island-wide basis in the light of the experience of the operation of the RAP Review No 1.

Recommendation

3.153 I recommend that Conservation Area status be not afforded at this stage to additional Conservation Areas in St Martin.

St Pierre du Bois – Les Sages

Representation: 320 Mr J M McCormack (on behalf of La Société Guernesiaise and National Trust of Guernsey)

Issue:

- *Whether the Les Sages Conservation Area designation should be retained*

Conclusions

3.154 Mr McCormack points out that this area contains a fief seat, 10 ancient houses at least half of which are of great interest and that the grouping is a very significant element in the rural landscape when seen across the valley. I agree with Mr McCormack that the central part of area around the road junction has considerable character and distinction. However, the extremities are very much bound up with development that is less historic or otherwise of particular interest. Consequently, it would only be on very tightly drawn boundaries that I consider a case for continued designation could be made. I am not satisfied that clearly defined boundaries could be drawn on such a basis.

Recommendation

3.155 I recommend that Conservation Area status be not retained at Les Sages.

St Saviour – Les Prevosts

Representation: 308 Mr J M McCormack (on behalf of La Société Guernesiaise and National Trust of Guernsey)

Further Representations: 453 Mr T E Darlow; 556 MR & Mrs P F Greening; 573 F L de Garis; 588 C H & H M Bradshaw; 640 Mrs Joy Skillett; 704 Mr I Domaille; 720 Mrs E M Keen; 780 Mr & Mrs A De Garis; 1002 Mr & Mrs R H Burton; 1030 Mr P W Vidamour & the heirs of the late J Vidamour

Issues:

- *Whether the Les Prevosts Conservation Area should remain designated with or without extension*

Conclusions

3.156 Mr McCormack particularly championed Les Prevosts as a Conservation Area of outstanding quality, containing as it does 11 buildings over 200 years old, 5 of which are medieval. In his view it is more outstanding than Vale/L'Ancrese, where only the church is of antiquity, or Le Bellieuse at St Martin where, although the retained core is of very great quality, the surroundings have been considerably compromised by development. Although Les Prevosts is widely spread out it does have an outstanding sense of place that can be compared to the perfect clusters of development at Variouf and Kings Mill. He proposes a very widely drawn boundary to include a major archaeological site, ie a larger area than currently designated partly in RAP Phase 1 and partly in RAP Phase 2, though in response to the further representations would be willing to accept a smaller area.

3.157 The further representors do not share this enthusiasm for Conservation Area status. They consider general controls to be sufficient and that Conservation Area status might inhibit the proper evolution of farming. Farming requires flexibility in re-use of historic buildings and provision of those suited to modern farming practices. Stricter controls could be counter-productive as conservation is best achieved through use. It is further argued that the extensive area suggested does not cover a cohesive group of buildings so does not meet the criteria set within the RAP Review and that the control through protection of individual historic buildings under RCE11 and as an AHLQ are sufficient and consistent with that proposed in other agricultural areas.

3.158 From my site visit, I share the views of the further representors and the Environment Department. Although the area contains a significant number of outstandingly attractive historic properties with an interesting juxtaposition of a number, particularly towards the east of the area, they are for the most part widely spaced and separated by tracts of working farmland. I do not consider that the test of cohesiveness is met and agree that the conservation and enhancement of the area and its individual elements, including any archaeological remains, ought to be achievable under Policies RCE3, RCE9, RCE11, and

RCE12 and, in relation to the conversion of existing buildings RCE14 which has an added test within AHLQ. In this way a proper balance between protection and use ought to prevail.

Recommendation

3.159 I recommend that Conservation Area status be not retained at Les Prevosts, whether on extended boundaries or the existing boundaries in RAP Phases 1 and 2.

Torteval – Torteval and Portelet

Representation: 1231 Douzaine of Torteval

Issues:

- *Whether the Torteval and Portelet Conservation Areas should remain designated whether on their existing boundaries or otherwise*

Conclusions

3.160 The Douzaine seek the retention of the Portelet Conservation Area because it is unspoilt and also that at Torteval around the Parish Church and Douzaine room because it does have such a distinct sense of place, though in the latter case wider and different boundaries are put forward.

3.161 As far as Portelet is concerned, from my site visits I cannot see a justification for retention of Conservation Area status on the currently designated boundary. Although touching the coast at the Imperial Hotel and containing a grouping of dwellings of broadly cohesive design, echoing the Guernsey cottage style, even if not all are of the same period or indeed any great antiquity, the key attraction of the locality is to me the substantially unspoilt juxtaposition of the harbour at Portelet and the small scale properties ranging round the bay as far as Fort Grey. Together with the current conservation area, it is these elements that give the traditional seaside character with a maritime sense of place and historical continuity. Only if a wider area could be defined of sufficient coherence without too extensive marring by discordant or contemporary features would I consider a Conservation Area to be justified at Portelet. Given the very limited nature of the representation and no possibility of studying the wider potential in detail in the context of this Inquiry, I consider that this should be a matter for a future review of the plan. Nevertheless, in my judgement the area is the most unspoilt developed part of the west coast of the Island.

3.162 As for Torteval, I agree with the Douzaine that the area around the Parish Church, La Salle Paroissiale and the Douzaine Room has a very distinct sense of place. I note the Environment Department view that it is difficult to define boundaries that would encompass a coherent area. I am not convinced by the boundaries put forward by the Douzaine to include land south of La Route de Pleinmont but to exclude properties currently designated across the valley behind the Parish church along the Rue de la Bellee up to Torteval Methodist church and those in the Rue du Sauchet/Rue des Simons area. I do not, however, consider that such difficulties are insurmountable and should be used to deny Conservation Area status to a locality that I consider does demonstrate the qualities sought under the policy. Broadly, I consider that the current designated area should be

retained and extended south to La Route de Pleinmont as sought by the Douzaine (to include the Glebe field that provides the striking prospect of the Parish church and the two properties west of Rue du Belle that flank the approach to the public buildings) and also extended north behind the Parish church, broadly as sought by the Douzaine, but to include also the field in front of the Methodist church so that the whole of the valley between the two churches would be within the Conservation Area. I do not however consider that any extension south of La Route de Pleinmont or west of Smithfield Farm could be justified as that would create an area lacking in coherence.

Recommendation

3.163 I recommend that:

- (i) Conservation Area status be not retained at Portelet but that future consideration be given to the possibility of designating a wider Conservation Area in the locality, and
- (ii) a Conservation Area be designated at Torteval to include the area currently designated on the Proposals Map of RAP Phase 2 plus extended areas (a) to the south as far as La Route de Pleinmont, as sought by the Douzaine, and to the north-west, as sought by the Douzaine, but also including the field in front of the Methodist church.

Other Matters

3.164 In my visits to the proposed Conservation Areas to compare them to those put forward by representors, I noted a diversity of approach as to whether the Conservation Areas are also included within AHLQ or excluded because it is essentially the built form and related spaces that are to be conserved and enhanced. I accept that inclusion in the AHLQ is both appropriate and necessary at Havelet, as the area is essentially a man-made landscape, and, similarly, at L'Ancrese/Vale where the relationship to the surrounding open land is of such significance. The same would apply in relation to a Conservation Area at Torteval that I recommend above. It would probably also apply at Le Variouf, though the judgement there is perhaps more finely balanced as the area is a farming hamlet nestling in a side valley where the built-relationships are crucial though, as argued by the Environment Department, the relationship to the surrounding valley is also defining. At Kings Mills and La Bellieuse in St Martin, the built-up nature of these localities clearly justifies the non-designated status. However, at St Pierre du Bois and Le Bourg/Forest, the Conservation Areas are shown part within the AHLQ and part non-designated. In my judgement, this is likely to cause some confusion as to the policies being applied and it may be preferable to make these Conservation Areas wholly within or wholly excluded from the AHLQ. At St Pierre du Bois, a case could be argued in either direction, or indeed that there is a rational basis for the division shown on the map as the downhill area around the church is much more open. However, at Le Bourg/Forest the position seems particularly unsatisfactory, given that representations have been made in relation to land on its fringes.

3.165 The northern section is clearly built-up in character, and it would seem most consistent to exclude the whole Conservation Area from the AHLQ, as in this case the church and its surroundings have been excluded from the AHLQ unlike at St Pierre du Bois. There is also an anomaly at the south-west corner, in that the residential property at the road

junction is excluded both from the Conservation Area and the AHLQ. Modernisation has clearly taken place and there is an extensive open curtilage. However, the adjoining car park within the curtilage of the Occupation Museum is included in the Conservation Area. It seems to me that either the Conservation Area should be extended to the AHLQ boundary at this corner, or vice versa, as it otherwise encourages the view that there could be pockets of land around the margins of the village that are neither worthy of Conservation Area nor AHLQ status. There is a somewhat similar anomaly with garden land at the south-eastern corner of the village. I consider that one or the other designation should apply to all land south of Rue des Landes and Rue des Croise. As these matters are not subject of specific representations, I do not make formal recommendations but do consider that further consideration is warranted.

Recommendation

3.166 I recommend that further consideration be given to whether dual Conservation Area and AHLQ designation is warranted for Conservation Areas or parts thereof where the character of the Conservation Area stems primarily from relationships within the built form and, in particular, whether it would be appropriate to rationalise the boundary of the Le Bourg/Forest Conservation Area and the AHLQ that bounds its southern margins.

Buildings of Special Interest (3.11 Policy RCE11)

Representation: 149 Deputy John Gollop

Issue:

- *Whether the Policy and its supporting text adequately safeguard protected structures*

Conclusions

3.167 Deputy Gollop supports the need to safeguard scheduled properties. I note that unlike other protected matters, there is no annex to the Plan which contains the Lists of Protected Buildings and Ancients Monuments, nor a reference to where the lists can be found. I was provided with copies of these lists and I can appreciate why they are published separately as they are compiled and updated independently from the development plan process. However, as the Heritage Committee is now an integral part of the Environment Department, the plan should cite that the lists are available from the Environment Department to increase the transparency of the policy.

Recommendation

3.168 I recommend that an additional sentence be added to the first sub-paragraph of paragraph 3.11 as follows: **“The Lists of Protected Buildings and Ancient Monuments are available from the Environment Department.”**

Design and Local Distinctiveness (3.12 Policy RCE12)

Representations: 40 Mrs J Le Sauvage; 148 Deputy J Gollop

Issues:

- *Whether the policy gives appropriate guidance, particularly to areas formerly afforded Conservation Area status*

Conclusions

- 3.169 The concern of Mrs Le Sauvage is that as phrased the wording of paragraph 3.12 could be used to justify frequent use of contemporary architecture in the groups of historic buildings that exist outside the designated Conservation Areas, including those that are afforded such status in the adopted RAP Phases 1 and 2. Deputy Gollop's views that I reported more fully in relation to Policy RGEN6, while clearly sympathetic to innovative modern design in appropriate contexts, echoes some of the concern for the possible erosion of the historic character of Guernsey.
- 3.170 I fully accept that contemporary architecture may be appropriate if designed to reflect the scale and context of its surroundings, and can appreciate the positive acclaim given by some to the 'snail' house. Nevertheless, I consider that the wrong balance exists in the text of paragraph 3.12. I do not find the assurance by the Environment Department that well-designed pastiche would not be rejected under the terms of the policy to be sufficiently re-assuring.

Recommendation

- 3.171 I recommend that the following modifications be made to paragraph 3.12:
- (i) add to the end of the second sub-paragraph: **"The principles of traditional design will be appropriate in many circumstances in such contexts."**;
 - (ii) delete the first sentence of the third sub-paragraph and replace it with: **"Elsewhere, or exceptionally where full consideration has been paid to the setting and context to enable assimilation within its setting, contemporary design may be encouraged."**;
 - (iii) preface the next sentence by: **"Outside Conservation Areas and away from Protected Buildings or their settings, in the design..."**

Conversion and re-use of buildings (3.14 Policy RCE14)

Representations: 35-37 Oatlands Holdings Ltd; 124 Mr & Mrs L Brehaut; 142(part) Mr R Wallbridge; 302 Mr & Mrs J D Fawcett; 335 Mr R McGonnell; 375 Garenne Investments Ltd; 386 Mr B Dodd; 759 Mr G P J Willson; 776 Mr E F O'Neill; 879 Mr P Hendry; 890 Mr W Barrett & Miss E M Giles; 1120 Mr & Mrs N J Falla; 1304 Mr D J Gorvel

Further Representations: 677 P J Bell; 838 Mr & Mrs M Burrows; 976 Mr S Morris; 983 Mr N Q Browne; 1000 Mr R C & Mrs H K Sharman; 1035 Ms S Sampson; 1186 Mr & Mrs PM Porter; 1232 Douzaine of Torteval; 1346 Mr & Mrs R Loyd; 1359 Mr & Mrs M Burrows; 1360 Mrs J Carr; 1404 Mr N A Mann; 1483 Mrs K M White; 1497 Ms J Firth; 1547 Mr & Mrs H Browne

Issue:

- *Whether the wording of the Policy and its supporting text provides an appropriate framework in which to consider the conversion of properties such those at Oatlands Craft*

Centre; Calais Vinery, St Martin; Rue a Chiens, St Sampson; Les Niaux, Talbot Valley, St Andrew; Rue de la Hougette and Route de la Palloterie, St Pierre du Bois; La Grande Rue and La Grande Lande, St Saviour; Rue de l'Eglise and Rue de la Viltote, Torteval and Rue Mainguy, Vale

Conclusions

- 3.172 Oatlands Holdings (35-37) seek to establish the acceptability in principle of change of use of the complex either to a commerce centre, a medical centre or 13 dwellings with associated parking and landscaping. Given location within a non-designated area, the Environment Department were able to indicate that in principle the use sought as a commerce centre would comply with Policy RE9 and RCE14 and the principle of a residential conversion would comply with RCE14, though the number of units would need to be established through a detailed planning application. As for a medical centre this would fall under Policy RS1 and the tests of b) i) and b) ii) would need to be met. For my part I cannot see that any change to the relevant policies, including RCE14, would be required to facilitate the changes of use sought provided that the redundancy test of RCE14 a) could be demonstrated through non-viability of the existing tourist use, should that become the case. The further representors (677, 976, 1483 and 1547) are essentially only opposed to new development on the green areas. Such development is not part of these representations. Ms Firth (1497) would also wish to see careful control of alterations in any residential conversion, a matter that would be covered by the totality of the policies in the plan as well as RCE14 d) and e). Mr & Mrs Burrows (838 and 1359) oppose residential conversion fearing that it would lead to housing on the open land. Other policies would preclude that.
- 3.173 Mr McGonnell (335) seeks either replacement of a former packing shed at Calais Vinery by a new dwelling or its conversion. I deal with the former in relation to Policy RH1. In the case of conversion, the building had been lived in for a time. However, change of use had been rejected including on appeal to the Royal Court, but the matter had subsequently been pursued through the European Court of Human Rights. The Environment Department drew attention to the greater flexibility offered by Policy RCE14 as compared to the current RAP Phase 2. As the land is non-designated the key test would be b). From my site inspection, it would seem a finely balanced judgement as to whether *'the building is of sound and substantial construction and is capable of conversion without extensive alteration, rebuilding or extension.'* Part is of blockwork construction with new door and windows and clear evidence of the period that it was residentially occupied. However, other parts are of timber construction and the roofs, whether fully pitched or of lean-to construction, would appear generally to require upgrading of their roofing materials for permanent residential occupation. If this test were to be deemed met, there would appear to be a distinct area of land towards the road frontage separate from the wider overgrown vinery to the rear that could form a residential curtilage and enable test e) to be addressed. All in all, I consider that the policy and its supporting text are appropriate to enable conversion potential to be considered.
- 3.174 Garenne Investments Ltd (375) seek to use former vinery ancillary buildings for industrial or storage uses that are governed by Policy RE7. However, conversion under that policy is governed by Policy RCE14. They are concerned that by being located just

within the AHLQ boundary, conversion might be rejected under c) as the buildings would not be regarded as of architectural or historic interest or making a positive contribution to the rural environment. The Environment Department resisted the solution of making a slight adjustment to the boundary between the non-designated area and AHLQ as the distinction is meant to be on a broad-brush basis and this land is clearly part of the marais, like the rear area that has now become a SNCI. I do not disagree with this basic approach as the appropriate designation to be applied should depend on the intrinsic characteristics of the landscape and not on an intended conversion or potential land-use. However, the cluster of buildings seems of sound construction and though some are more substantial than others, one has rendered walls and a pitched profiled metal roof, seemingly ideally suited for the use sought, and would be unlikely to disappear at an early date if re-use is rejected. I recommend below a modest adjustment to the supporting text that might allow some flexibility to address such situations in a practical and realistic manner, but if this is not acceptable to the States, then in this particular instance a minor adjustment of the AHLQ boundary would seem warranted to place these buildings or at least the most substantial in the adjoining non-designated area. I do not consider that the traffic or neighbourliness concerns, including in relation to the wildlife reserve, advanced by the further representors (1000, 1186, 1346 and 1360) warrant a different conclusion, given the scale of the premises and the ability to control use and ancillary development such as parking by conditions. The need for any development to comply with Policy RGEN7 would enable concerns such as road widths, absence of footways or existence of Ruettes Tranquilles in the locality to be addressed.

- 3.175 Mr Dodd (386) provided details of a conversion scheme relating to a stone-walled building on a site off a very narrow lane in a valley within the AHLQ. He cited many examples of other schemes that had been approved, gave the history of his dealing with the former IDC over this property and suggested that resistance to this scheme is not justified in equity on planning grounds. The Environment Department did not wish to get into a detailed consideration of the particular property or scheme but only to consider the principles of the applicable policy. If it could be demonstrated that the site contained a dwelling that had not been abandoned then Policy RH6 would apply in relation to any extensions and upgrading sought. If, however, the authorised use were other than residential, then the tests of Policy RCE14 would need to be met. It was agreed in relation to a number of representations including those addressed on Policy RE12 (where conversion is sought from tourist accommodation) that ‘and’ should be replaced by ‘or’ in sub-clause c) to avoid the need for both legs of the AHLQ test to be met in every case. Though a) and b) would have to be met in every case, as would d) and e) concerning the nature of conversion and ancillary works. The change would meet Mr Wallbridge’s concern (142) that in AHLQ all buildings to be converted should not have to be of architectural or historic interest.
- 3.176 I agree that at a development Plan Inquiry it is not appropriate for me to seek to review the rightness or otherwise of past planning decisions nor to come to a firm decision on the acceptability or otherwise of specific proposals. Even had the context been appropriate, I would have required substantially more information and detail. However, from my site inspection I noted a rectangular stone built building of some substance that might be construed to meet the tests of RCE14 c), whether or not the wording is modified. Some upgrading was apparent and the building appeared in use for storage purposes, though remedial work would be necessary to the stone-work in places and an upgrading of the

roofing material if it were to be used for habitable purposes. The heavily overgrown site also contained other structures and remains of other buildings, though a more flimsy timber structure, seemingly in use as a garage or store was probably outside the curtilage of the representation site. Though the present access onto the site is very narrow, I have little doubt that a scheme for the whole site could be devised that would address d) and e). Leaving aside the issue of a pre-existing residential use, whether there could be an acceptable conversion scheme for residential use would in my view turn on whether sub-clause b) is deemed satisfied, as the storage use appears of urban origin that need not be replaced in such a rural context. There would no doubt also need to be a consideration of wider issues such as safe and convenient access under Policy RGEN7, as the lane is very narrow, steep and, to the north, ill-made.

- 3.177 Mr Willson's proposal (759) to convert the '*summer cottage*' that is said to have been present on the site for some 100 years would be acceptable in principle under Policy RE11, if it could meet the tests of this policy. As the site is within the AHLQ close to the top of the scarp dropping down to the west coast, it would presumably seek to meet c) as a building of 'historic interest' and, as proposed for holiday letting, it may not need to be of such substantial structure as a building whose conversion is sought to permanent residential accommodation. This would seem likely to be a finely balanced judgement. The stable referred to would seem less likely to meet the policy requirements, but might provide ancillary accommodation. I cannot see any need to amend the policy or its supporting text in any substantial way to enable an appropriate judgement to be made.
- 3.178 Mr O'Neill (776) seeks to convert a former packing shed within the curtilage of Lismoyne Lodge, Route de la Palloterie. Although the building is acknowledged to be of sound structural condition, the conversion had been rejected because the building was not regarded as making an important contribution to its setting because of its vernacular construction as required under policies CE9A and CE9B of the adopted Rural Area Plan Phase 2. Mr O'Neill drew attention to the more substantial outbuildings that had been permitted whether by conversion or new build on the adjoining property and a conversion of a comparable structure to residential purposes that was in hand a short distance to the west. The former transpired to be purely ancillary development and therefore not a direct precedent, although more prominent in the landscape than the conversion sought, and the latter a decision on appeal by the Royal Court. While I find the reasoning of the Royal Court decision to be surprising, it is not my role to review past decisions. What is clear is that the proposed conversion sought by Mr O'Neill would under the RAP Review No 1 stand or fall on the application of Policy RCE14 c). That wording is slightly more open in terms of accepting conversions where the building makes '*a positive contribution to the character of the environment*'. On my site visit I noted it to be a modest single storey building with a pitched corrugated fibre cement roof well screened among the trees and shrubs on the site. Clearly some works would be required to make it suitable for permanent residential occupation, but even with these it is unlikely to be conspicuous. It will not therefore make a negative impact in the landscape but, as with many of the representations raised in relation to this policy, it will be a finely balanced judgement whether it would comply. I do not consider that I can recommend any substantial change to the policy that might make for greater certainty without undermining the intent of the policy. Mr Mann (1404) opposes any relaxation in the policy that would specifically authorise this kind of conversion. In his view that would encourage suburbanisation of the countryside.

- 3.179 Mr Barrett and Miss Giles (890) question the wording of RCE14 b) in relation to the outbuilding at Maison de la Ree, La Grande Rue fearing that as substantial works would be required to bring it up to current Building Regulations requirements, it might not be regarded as being of sound and substantial construction. The building was originally constructed prior to the second world-war as a packing shed for a vinery now developed as a housing clos. Thus, although it is attached an historic granite-built Guernsey House, it was not originally ancillary despite having similar facing materials. Given the existence of the housing estate on the vinery land, a clear answer was not able to be given as to the current authorised use. If now ancillary to housing, then policies RH3 on subdivision and RH6 on extensions would be applicable. On the assumption that a conversion to a new use is required, the Environment Department would not wish to see any relaxation of b) because if re-building were to be acceptable it would undermine the restrictive nature of the policy. From my site visit, the building is in common sense terms *‘of sound and substantial construction’*. I would not have anticipated that any need to underpin the foundations to facilitate addition of first floor accommodation and pitched roofing, works that would enhance the locality, would need to cause sub-clause b) to be breached.
- 3.180 Mr & Mrs Falla (1120) are concerned that as their property is within AHLQ, RCE14 c) could prevent outbuildings that were formerly ancillary to a vinery that has been cleared from being converted to create bungalow accommodation for an elderly relative. Some of these buildings are substantial and of blockwork, though there are also less substantial timber and asbestos cement structures. The desire would be to consolidate the structures and create a unit around the main blockwork building. The Environment Department stressed that if b) could not be complied with, then the proposal would be regarded as new build subject to Policy RH1 and why Policy RCE14 c) was phrased in order to avoid retention of buildings in the AHLQ that do not contribute to its character. It is possible that the minor re-wording that I recommend for the supporting text could provide the degree of flexibility to enable consideration of the principle of the development sought in this case. Should this not be so, attention was drawn at the Inquiry to the potential offered by Policy RH5 on Dower Units, as this could be a means by which accommodation that would not be wholly self-contained might be created.
- 3.181 Mr & Mrs Brehaut (124) seek to amend Policy RCE14 c) to enable conversion of outbuildings on the Rue de l’Eglise frontage of their land to a dwelling. In addition to a more general amendment to Policy RH1, Advocate Perrot put forward the following change to the draft wording: **“c) in Areas of High Landscape Quality, either the building is (i) of architectural or historic interest and makes a positive contribution to the character of the rural environment or (ii) the converted or re-used building is of high architectural quality and is of minimal adverse effect in terms of siting, scale and amenity.”** The Environment Department considered that the addition to the policy would remove any restriction on the kinds of building regarded as suitable for conversion whereas it should only apply to worthy buildings. This view was endorsed by Mr Browne (983), who did not wish to see what would amount to a new building in the rural area, while Ms Samson (1035) opposed the actual conversion envisaged on amenity and access grounds. The Douzaine of Torteval (1232) were sympathetic to the proposal to avoid a substantial building remaining unconverted, but they would not wish to see structures like pigsties or modern barns converted. The suggested wording would not exclude such structures, but RCE14 b) might.

- 3.182 The structure behind the proposed re-wording is a modest utilitarian blockwork outbuilding that straddles the property boundary. It would in no way fit the wording of RCE14 c) without the amendment sought, though there is a clearly historic barn within the curtilage of the property on the Rue du Planel frontage. While the concerns of Ms Samson could be addressed through Policies RGEN11 and RGEN7, I agree with the Environment Department that the test cannot generally be the nature of the building following conversion, as that could undermine the objective of the AHLQ caveat. That caveat seeks to discourage retention of modest utilitarian buildings in such areas, as these would be best removed and whose slow decay if unused would not leave indefinite significant blots on the landscape.
- 3.183 Mr Hendry (879) desires to add a dwelling at the rear of his property and suggested in his representation replacing the historic Bus Garage on the Rue de la Viltole frontage at Portelet. That part of the site is within a Conservation Area in the RAP Phase 2, though prior to that was designated for residential development. As the remainder of the land at the rear of his property is a built-up area under RAP Phase 2, it was suggested at the Inquiry that the possibility of pursuing the development sought by way of a planning application on that land should be explored during the remaining life of the current plan. This would leave the historic bus garage able to be retained as an ancillary structure. Should conversion instead be sought, it would probably require flexible interpretation of b). However, this ought not to be impossible, if it were desired to retain a building with an interesting social history.
- 3.184 Mr & Mrs Fawcett (302) sought assurance that the reconstruction of the barn at the rear of their property would fall within the terms of Policy RCE14. I noted the granite walls of the structure on my site visit to the locality, though the building appears to have become roofless. The Environment Department indicated that provided b) could be complied with, their proposal could be considered under Policy RCE14.
- 3.185 Mr Gorvel (304) considers that RCE14 c) is too stringent and would continue to prevent him making effective use of two barns, one granite and one blockwork, but no alternative wording was suggested. Attention was drawn to the opportunity to create curtilages under Policy RCE6. The wording of the draft policy is also slightly more flexible than the comparable policies of the adopted RAP Phases 1 and 2 in relation to what will be AHLQ.
- 3.186 Generally, having regard to the foregoing arguments and examples and in relation to other representations dealt with elsewhere, I consider that some modest clarification is necessary of the supporting text and, in particular, that more guidance is necessary on the meaning of making '*a positive contribution to the character of the rural environment*' under sub-clause c), as it would seem unprofitable to resist conversion of a sound and substantial building that is prominent in the landscape, simply because prior to conversion it does not have an attractive rural character, or schemes that might remove significant numbers of sound and substantial structures thereby enhancing openness. For the reasons given in relation to Representation No 124 the policy itself should, nevertheless, stand substantially unaltered.

Recommendation

- 3.187 I recommend that paragraph 3.14 be modified as follows:

- (i) replace ‘or,’ by **“and”** in line 3 of the first sub-paragraph;
- (ii) delete **“and”** between ‘undistinguished’ and ‘impermanent’ in line 3 of the second sub-paragraph and add an additional sentence: **“Glasshouses are by definition not regarded as being of sound and substantial construction as in law they are regarded as temporary structures on agricultural land.”**; and
- (iii) insert **“normally”** before ‘be permitted’ in line 4 of the fourth sub-paragraph and add an additional sentence at the end: **“Where a large and/or prominent building that is of sound and substantial construction exists which does not make a positive contribution to the character of the rural environment in its present form, the possibility of securing an enhancement as part of a conversion scheme will be a factor taken into account in considering the AHLQ test, as would the possibility of increasing openness and thus appreciation of the landscape where a conversion scheme might involve removal of a number of other buildings of sound and substantial construction.”**

3.188 I further recommend that Policy RCE14 c) be modified by replacing ‘and’ by **“or”**.

Housing Policy Context

New Housing (4.1 Policy RH1)

Representations: 57 Mrs J Le Sauvage; 91(part) Former Deputy Ann Robilliard; 96(part) Mr H Lancaster; 116 Mr C Foulds; 126(part) Mr K M Pratt; 146(part) Former Deputy Tony Webber; 147(part) Deputy J Gollop; 153 Mr L Vaudin; 178 L'Ancrese Lodge; 182 Mr K & Mrs M Robilliard; 206 Guernsey Chamber of Commerce; 221 Construction Industry Forum; 239 Mr M I Guille; 300(part) Former Deputy M E Best; 859(part) National Trust of Guernsey; 1141 & 1143 Douzaine of St Sampson; 1149 Mr S Falla; 1306 States Housing Department (and others)

Further Representations: 1131 Mr P Neville

Issues:

- *Whether the policy is too restrictive*
- *Whether the policy of one for one replacement dwellings is appropriate*
- *Whether the policy should allow for replacement of buildings where conversion has been approved*
- *Whether the policy concerning infill plots and ribbon development is appropriate*

Conclusions

- 4.1 As well as individual representors seeking changes to policies to favour development of particular parcels of land, a significant number of representors, such as Mr Foulds (116) Mr Pratt (126), Deputy Webber (146), Deputy John Gollop (147), Deputy M E Best (300) and Mr & Mrs Robilliard (182) argue in general terms that the housing policies are too restrictive as under the draft Rural Area Plan Review Number 1, the only 'new' non-subsidised housing units that would be permitted would be those arising from subdivisions under Policy RH3, conversions under Policy RCE14 and one for one replacement of existing dwellings under Policy RH1. Concern is expressed that the policies will contribute to high house prices and prevent families assisting with provision for younger or older generations and greater flexibility is sought. It is argued that houses as well as flats are needed outside the UAP area. Former Deputy Best's particular concern is for those with family connections in that part of 'Les Hautes Paroisses' west of the Corbiere in the south and La Grande Mare in the north. He and Former Deputy Anne Robilliard (91) argue that the Strategic & Corporate Plan only requires a majority of new housing within the UAP area and this does not justify the almost total moratorium on new housing in the RAP area which will prevent housing for many in the parishes to which they are attached and generally price rural housing beyond the affordability level of many.
- 4.2 At the Inquiry, infilling within non-designated areas where land cannot have an agricultural use was suggested as a possible way forward by some of these representors, and also by Mr S Falla (1149) where there would be no detriment to neighbours nor use of horticultural land. Mr Pratt urges applicability in AHLQ as well as within non-

designated areas, while Former Deputy Best (300) is concerned that the western part of the Island is almost wholly of this designation. Mr Guille (239) argues for acceptability of single dwellings within Rural Centres.

- 4.3 I address more specific points referring to Policy RH2 on Social Housing under that heading, including the possibility of a special policy on family housing as some see that as a form of social housing, albeit one outside the definition in the draft Plan.
- 4.4 Guernsey Chamber of Commerce (206) and the Construction Industry Forum (221) argue on similar lines for greater flexibility as they consider that the housing policies are too restrictive and would not adequately cover the needs for housing for all walks of life in the individual parishes, where there may be both job-related and family connections, throughout the plan period. They are also concerned for the livelihood of those in the building industry in the rural area. Specific suggestions are put forward to increase flexibility in particular suggesting amendments to both the supporting text and Policy RH1 to allow replacement of single dwellings by 2, to allow replacement of existing brownfield premises by dwellings within built-up areas and to allow for infilling in built-up areas in the following terms:
- **“c) the replacement of redundant buildings where they are genuinely in a built-up area and in a residential area and where their loss would not contribute to the opening-up of views across the rural countryside. Consideration is to be given to allowing one dwelling or, in exceptional circumstances, two dwellings to be constructed;”**
 - **“d) demolition of an existing dwelling and its replacement on a one for one basis, and in addition, in some circumstances, consider a single dwelling would be replaced with two residential units;”**
 - **“e) infilling gap sites within the built form where they are genuinely in a built-up and domestic environment, with one or possibly two dwellings – and in exceptional circumstances consider up to three or a maximum of four dwellings.”**
- 4.5 Mr Vaudin (153) supported the approach of the Chamber and the suggested revised policy wording was also endorsed either wholly or partially by Advocate White and others including on behalf of other clients of Mr Le Page where there are site specific aspects to representations.
- 4.6 The reasons given by the Environment Department for the approach of the RAP are that the Strategic & Corporate Plan specifies that 300 new homes should be created each year with the majority of the provision within the Urban Area [SP1 & SP3]. In adopting the Urban Area Plan in July 2002, the States accepted that the UAP could make provision for 90% of the requirement, leaving only 30 dwellings per year to be provided in the RAP area. Monitoring information provided to the Inquiry shows that permission granted in recent years been exceeding the total requirement and that the number of permissions granted in the area of the RAP has been well in excess of 10% of the total.
- 4.7 However, representors challenged the ample provision seemingly demonstrated by these figures. Firstly, it was suggested that actual achievement of new dwellings may not be as great as the figures for permissions imply, as some are simply replacing earlier

permissions and some expire without implementation. Moreover, Mr Lancaster (96) drew attention to an error in the permissions data for the 3rd quarter of 2001 (subsequently corrected) and more fundamentally suggested that the actual net additional provision was lower than the planning permission data shows because the Cadastre figures only indicate annual net gains of between a minimum of 136 (2000) and a maximum of 221 (2002) dwellings over recent years. He also suggested that the issue of 'Essential' employment-related Housing Licences also has implications on the net housing gain available for meeting Guernsey Housing needs. At very least the net increase in such licences (83 in 2003) means that this number of units has been taken out of the housing pool and the figure could be higher because not all licences that are not renewed imply that the holder will be leaving the accommodation. As far as the Licence issue is concerned, which was particularly made in the context of opposition to the States policy of encouraging off-shore banking and financial services, I note that the Housing Needs Survey by Opinion Research Services of the University of Wales (Swansea) did not specifically address the implications of the issue of Housing Licences under the Housing (Control of Occupation) (Guernsey) Law 1994, but that the operation of that law was considered alongside the Needs Survey when it was presented to the States in a report dated 11 April 2002 from the then Housing Authority [Billet D'État IX 2002]. Thus, the resolution of the States to seek the creation of 300 new dwellings per year as compared to the lower assessed need of 179 new dwellings per year can be seen as at least in part a response to the situation highlighted by Mr Lancaster, though a more general reason of assisting in the working of the housing market was given. As I am not in a position to probe this situation in any greater depth. It was not any more fully addressed in the Housing Strategy and Corporate Housing Programme of 24 January 2003 and the appended report by Michael Parr of the Law and Economics Consultancy Group on 'The Operation of the Housing Market in Guernsey'. Consequently, it seems best to confine my comment to whether or not the policy directed figure of 300 new dwellings is being achieved.

- 4.8 I sought actual completion data and at the close of the Inquiry after a considerable effort the Environment Department was able to provide partial information. That does not prove beyond doubt that the housing gain specified in the Strategic Land Use Plan is actually being achieved. The problem is that there is no universal requirement for completion certificates under Building Regulations and the definition of dwelling units used by the Cadastre differs from that used for planning purposes. Thus, the only means of obtaining completion information currently is for site surveys to be undertaken by the Environment Department, a very time-consuming activity and one that is difficult to make wholly comprehensive as permissions take varying lengths of time to implement.
- 4.9 The most recent Housing Land Availability figures for the first quarter of 2004, with a two year round-up from January 2002 to December 2003, continue to show that the number of permissions being granted on a mean annual average basis over those two years is at or above the required level. The figure would be just under 300 per year (293) if permissions in principle and preliminary declarations are excluded, or nearly 400 including all kinds of permission. In the latter case 100% of the requirement is being met in the UAP area and 32% is being met in the RAP area. I consider that the more narrowly defined figures are more valid as full permits are required before construction can commence. On this basis about 98% of the required permits are being issued with about 80% of these in the UAP area and 20% in the RAP area. The completion figures

provided are more worrying, with only 222 units granted full permission during the 2 year period actually completed, although including these a total of 546 were commenced. This is a take-up rate of full permissions of around 93%. Clearly this does not indicate that permissions are simply being land-banked, but even allowing for the inevitable delay in completions and the consequent under-recording of completions in the survey as it only looked at permissions granted over two years, it does indicate that there may be a shortfall in actual achievement. The figures for new approvals in the first quarter of 2004 are also amongst the lowest quarterly figures recorded since 2001.

- 4.10 However, none of the statistics include the potential contribution from the Leale's Yard MURA in which several hundred dwelling units are anticipated nor the potential contribution from the Housing Target Areas in the UAP area where development is as yet uncommitted. These reserve areas, which include land sites such as Belgrave Vinery on which family housing could be provided (and over which I was assured that development was likely to come forward during the life of the plan to meet a variety of social housing needs), could be brought forward were a serious shortfall in provision to be discerned or a need for particular types of housing.
- 4.11 Thus, while the monitoring does not reveal a need for any wholesale adjustment of the housing policies to meet Island-wide needs, particularly as the 300 dwelling requirement is a substantial rounding up of the calculated requirement identified in the Needs Survey of 179 dwellings per year, it does indicate that modest adjustments to Policy RH1 to provide for a measure of flexibility would not be likely to cause a material surplus of achievement against requirement. Such modifications might slightly increase the proportion of new dwellings provided in the RAP area, but the present proportion granted planning permission is not necessarily indicative of the trend likely under the draft plan as there are still outstanding allocations in the current Phase 1 & 2 Plans that allow for construction of modest *clos*. It was also agreed by the Environment Department at the inquiry that although the adopted UAP Review does make provision for 90% of the requirement to be met in the UAP area, the Strategic and Corporate Plan only requires a majority to be so located for the RAP to be in conformity. Thus, although I am wholly satisfied that development within the UAP area will generally be more sustainable in relation to accessibility to employment, services and facilities, I am satisfied that the minor adjustments to Policy RH1 that I recommend would not in anyway undermine the soundly based general locational strategy of the plan.
- 4.12 The Environment Department opposed any relaxation of the Policy not just for the statistical reasons referred to, but because of fears that revised wordings might unleash a flood of rural housing proposals that would undermine the locational strategy. Thus, the investment needed to secure urban regeneration in St Peter Port and St Sampson's might be diverted to rural sites that may be more readily developable. The Environment Department's stand is supported by the Douzaine of St Sampson (1141 & 1143), who do not want to see any further development of open land and are particularly concerned over ribbon development. If there were to be any relaxation, the Department argue that any acceptance of infilling must be confined to non-designated areas, as any additional development in AHLQ must lessen appreciation of the intrinsic characteristics of the landscape. I endorse this argument on landscape grounds, notwithstanding the needs of the western parishes. The Policy as a whole is supported by the Housing Department (1306), notwithstanding their acceptance of the need to provide a continuing supply of

social housing under Policy RH2. It is also wholly supported by Mr Neville (1131) and the National Trust of Guernsey (859). Indeed from comments made at the Inquiry further tightening would have been welcomed by the latter, as the suburbanising effect even of conversions was referred to.

- 4.13 On the first of the relaxations put forward on behalf of the Chamber and Forum over use of brown-field land, I share the concern of the Environment Department that it would be very difficult operate with consistency and although the number of brown-field sites other than those already in residential use is not large (given that horticultural and agricultural premises would be excluded by definition), I consider that any flexibility in relation to such land or premises would best be approached either as an extension of the conversion clause to include replacement of approved conversions, which I address below specifically in response to representation No 178, or as infilling.
- 4.14 As for replacing one dwelling by two, this could have very wide applicability as no exclusion is suggested even in AHLQ. Thus, again I reject this approach as a general principle, but as Policy RH6 would allow subdivision, replacement of an approved subdivision scheme might be a means of improving the quality of dwellings that could be created by that means, subject to appropriate limitations.
- 4.15 Finally, in respect of infilling, on my visits to site-related representations, I noted a small number instances where land was clearly in urban use and/or would not be likely to serve any rural purpose such as agriculture, horticulture or communal outdoor recreation or otherwise contribute to conserving or enhancing the open character of the rural environment. In such circumstances, genuine infilling within predominantly built-up locations in non-designated areas where useable open land would not be lost would be an efficient and sustainable use of land, particularly that of a pre-existing brownfield nature, rather than forcing it to be sterilised or under-utilised as, for example, in a-typically larger gardens than those prevailing in the general locality. I do not consider, however, that the usually accepted definition of infilling could or should be extended beyond 2 dwellings as a maximum. Gaps in built frontages or within clusters of built-development that could accommodate as many as 4 dwellings – certainly if in the form of houses or bungalows – must in my judgement be large enough to make a material contribution to the openness of the rural environment. However, suitably constrained to no more than 2 dwellings, I do not consider that an infilling policy would yield large numbers of dwellings but would give some flexibility and avoid wasteful use of land accepted as being in or suitable for urban use. My own assessment of the 345 site specific housing sites that were laid before me, some of which are of substantial size, is that the infilling policy that I have recommended would be likely to yield fewer than 50 additional dwellings. The key to the acceptability of any infilling site in terms of the objective of conserving the open landscape of the rural area must be that the site would be within or contained by existing built-development in a predominantly built-up area so that it would not extend or increase the area occupied by built-development. What I propose is essentially is a more carefully constrained variant of the infilling approach which is applicable under Policy CO1 in those parts of the UAP area that are outside the defined Settlement Areas and not within areas designated as of High Landscape Value.
- 4.16 Beyond such limited flexibility, however, it is clear to me that any acceptance of housing allocations within the RAP area or much more open-ended amendments to Policy RH1, as canvassed by Mr Lancaster (96) and on behalf of many other representors with site

specific interests, would undermine the well-founded locational strategy of the RAP as well as the important objectives behind policies RCE5 and RCE6, which I endorsed in Chapter 3 of Part 2 of my report. For example, it was argued by Advocate Perrot on behalf of a number of clients that the following rider be added to Policy RH1: **“Exceptionally, a single unit (or 2 units) of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal.”** Similar formulations were adopted by a number of other advocates such as Advocate Dereham and Advocate Loveridge on behalf of their clients or by individual representors. While I can appreciate the logic behind the formulation in so far as it would not rule out the principle of any proposal, equally it would not provide any locational steer and leave an unreasonably wide discretion to the Environment Department in determining applications, thereby undermining the objectives of greater transparency and consistency. Moreover, although only one or two units might be proposed in any individual proposal, without locational constraints, cumulatively very large numbers of proposals might come forward as feared by the Environment Department. In addition, limitation to one or 2 units irrespective of site size could encourage very wasteful use of land, contrary to principles of sustainable development.

- 4.17 Consequently, I have rejected all representations seeking allocation of significant development sites or open-ended modifications that might allow consideration of any land irrespective of location, current or potential use. I only recommend sufficient changes to the supporting text as are necessary to support the two minor amendments to Policy RH1 that I propose concerning limited infilling in built-up non-designated areas as referred to above and replacement of approved conversion schemes dealt with more fully in the following paragraphs. I consider arguments concerning local need or family requirements under the exception Policy RH2 concerning social housing.
- 4.18 With regard to the replacement provision in sub-clause a), as it stands there are representors like Mrs Le Sauvage (57) who consider that the Policy is too weak as a bungalow might be replaced by a house or small properties by very large. Examples were cited from St Martin’s and in other contexts also the ‘*Eyebrow*’ house in St Pierre du Bois was cited as an example of a very substantial replacement dwelling. Although it is not my role to review the rightness or otherwise of past development control decisions, I visited the latter in the course of my site inspections in the locality. The Environment Department view was that other policies in the Plan such as RGEN5, RGEN11, RCE11, RCE12 and RCE13 would provide sufficient safeguards. Given also the requirements of RCE1, RCE3 and RCE7, I share this conclusion and do not consider that the policy need be more tightly constrained, though wider cross-references as agreed by the Environment Department could be appropriate. However, these seem implicit in sub-clauses b) and c) so that further reference in d) would not seem necessary. I recommend instead a minor modification to stress that the requirements of d) are additional to those in b) and c).
- 4.19 However, as noted above, a number of the general representors seek to apply the replacement sub-clause to **“buildings”** rather than dwellings, as do other site specific representors. I share the view of the Environment Department that such a general amendment cannot be justified, as it could lead to a wide range of structures being replaced that would not meet the tests of Policy RCE14 whether in non-designated areas or AHLQ to the detriment both of the primary conservation and enhancement objective and the locational strategy. It would, moreover, be difficult to quantify the implications

as the concept of one for one replacement cannot apply where a change of use is implicit in the proposal. Nevertheless, a number of specific representors, like L’Ancresse Lodge (178), and others addressed in relation to Policies RE11 and RE12 drew attention to the anomalous situation under which a building that might not be particularly attractive or in keeping could be converted to residential units under Policy RCE14, but could not be replaced by new residential units until after the completion of the conversion. By that time the level of investment undertaken may well make replacement less feasible with the result that the building would remain a discordant feature with the residential units quite possibly being of lesser quality and utility than might have been achievable through replacement. The example of L’Ancresse Bay Hotel was cited.

- 4.20 As I found merit in these arguments, I sought a response from the Environment Department. This was couched in terms of seeking to resist any material weakening of Policy RCE14, as it is not desired to use the conversion policy as a means of securing increased numbers of dwellings in the RAP area. I did not find the counter-argument at all convincing, as securing additional units is not the primary objective of at least some of these representations. In Chapter 3 above, I endorsed Policy RCE14 substantially unchanged and I do not consider the principle advanced by objectors of seeking to short-circuit the conversion route as necessarily having any significant bearing on the number of units that might be created under the combined effect of Policies RH1 and RCE14, provided that the circumstances under which replacement might be sanctioned were sufficiently constrained. Rather it ought simply to offer the possibility of more aesthetically pleasing or harmonious development being secured, and the possibility of better quality or more economical dwellings. I therefore recommend an exceptional caveat limited solely to buildings for which detailed planning permission and Building Regulations approval had first been secured to demonstrate that an acceptable and feasible conversion scheme could alternatively have been pursued. I also propose attachment of limitations requiring that neither the volume nor the floorspace of the approved conversion scheme be exceeded. A further limitation could be imposed restricting the number of units to those in the approved conversion scheme, though I am not personally convinced of the need in instances involving change of use. Limiting the volume and floorspace ought to achieve the conservation and enhancement objective by ensuring that there is no greater effect on openness or on the landscape character than would arise from the converted building, and any increase in dwelling numbers in more efficient schemes would be likely to be inconsequential.
- 4.21 Conclusions and recommendations concerning objections to Policies RH1 and RH2 that involve site specific considerations or examples are addressed in subsequent sections following my recommendations on the two policies and related supporting text.

Recommendations

- 4.22 I recommend that the Policy context on Page 35 be modified by amending line 2 of paragraph 2 to read: **“...such as subdivision of existing dwellings, conversion of existing buildings and very strictly limited infilling. Every...”**; by adding the following to the last line of paragraph: 4 **“or other enforceable means.”**; by amending the first bullet point to read as follows: **“the erection of new housing, other than on a very carefully controlled replacement basis or through very strictly limited infilling, will be guided towards sites in the urban area.”** and adding in the first line of the second bullet point **“also”** between **“will”** and **“be”**.

- 4.23 I recommend that paragraph 4.1 be modified by replacing the third sentence of the first paragraph by **“Such opportunities will, therefore, be limited to the subdivision of existing dwellings, conversion of existing buildings, replacement of existing or approved dwellings generally on a one for one basis and within the same site and through very strictly limited infilling on appropriate non-designated sites.”** and in the emboldened second paragraph replacing “such as through new-build” by **“such as estate development”**. *[Logically the second, third (as modified) and fourth sentences of the first paragraph ought to be linked with the second paragraph and all 4 emboldened.]*
- 4.24 I recommend that Policy RH1 be modified as follows:
- (i) amending a) to the following: **“a) they involve (i) the conversion of existing buildings under Policy RCE14, (ii) replacement of existing dwellings on a one for one basis, (iii) other exceptional replacements as indicated below or (iv) infilling one or a maximum of 2 dwellings in a small gap in an otherwise built-up frontage or locality in a non-designated area where the land is already in an authorised urban use or is granted permission under Policy RCE6 for inclusion within the curtilage of such a use because it is not suitable for agricultural, horticultural, open communal recreational or wildlife conservation use because of its size, nature, and/or location; and”;**
 - (ii) in d) adding **“also”** before “satisfy; and
 - (iii) adding a final caveat: **“Exceptionally, replacement of other buildings may be acceptable subject to the requirements of d), provided that their conversion under Policy RCE14 had first been granted detailed planning permission and Building Regulations approval and the floorspace and volume of the approved conversion scheme are not exceeded. Replacement of a scheme for residential subdivision which has been granted detailed planning permission and Building Regulations approval under Policy RH3 may also be acceptable subject to d) provided that the floorspace and volume of the approved subdivision scheme are not exceeded nor the approved number of dwelling units exceeded.”**

Social Housing (4.2 Policy RH2)

Representations: 4 Deputy P Roffey; 91(part) Former Deputy Ann Robilliard; 96(part) Mr H Lancaster; 126(part) Mr K M Pratt; 146 Former Deputy Tony Webber; 147(part) Deputy J Gollop; 176 Chaumiere Homes Limited; 177 HTA9 Limited; 184 Mr K & Mrs M Robilliard; 194 Mr D Tucker; 225(part) Deputy Dr D DeG De Lisle; 239(part) Mr M I Guille; 254 Mr R J Renouf; 281(part) La Société Guernesaise; 300(part) Former Deputy M E Best; 1307 States Housing Department

Further Representations: 457 Miss D Help; 459 Ms K Wicks; 461 Mr J Blampied; 463 Ms S L Baker; 465 Mr Damian Baker; 467 Mr B Upton; 469 Ms Jennifer Boudains; 471 Mr P Boudains; 473 Ms Julie Boudains; 475 Mr Michael Lanyon; 477 Mr Mark Lanyon; 479 Miss E Clayton; 481 Mr A Wicks; 483 Miss N Smith; 485 Mr S K Smith; 487 Mr K M Bennett; 489 Mr Darren Baker; 491 Mr

D De Jersey; 493 Mr D Dray; 495 Mr N Dray; 497 Miss S Domaille; 499 Miss D Bullock; 501 Mr D Kendall; 503 Mr D O Parsons; 505 Mr W Le Sauvage & Miss A Stubbert; 507 Mr L Barrasin & Ms L J Hutchinson; 509 Mr & Mrs L Francis; 511 Mr N Gamblin; 513 Mr & Mrs D Le Maitre; 515 PR Le Cras; 517 Ms R Iles; 519 Mr R Wicks; 521 Mr J Baudains; 523 Miss K Gannon; 525 Mr M Gannon; 527 Ms A R Toussaint; Miss L Le Cras; 531 Ms J Sweet; 533 Ms R C Smale; 535 Mr L R Grant; 537 Miss M L Help; 539 Mr M Help; 541 Mr S Fletcher; 543 Mr B Gill; 545 Ms A Fletcher; 547 Ms K Fletcher; 549 Ms S Bennett; 551 Mr S P Conroy; 553 Mr P Bourgaize; 577 Mr S Bougourd; 579 J Poole; 581 K Totty; 583 M Totty; 624 M Ozanne; 626 D Ozanne; 872 Mr & Mrs T W Roussel; 893 Mr N G Neville; 1070 Mr & Mrs G Lemee; 1087 S & K Torode; 1133 Mr P Neville; 1421 Mr & Mrs C Lowe

Issues:

- *Whether the exceptions policy for social housing is justified*
- *Whether the definition of social housing is sufficiently widely drawn and specifically whether it should include (a) housing, including sheltered housing, that does not include a States subsidy and/or (b) self-build housing*
- *Whether the preclusion of AHLQ land from the Social Housing exceptions policy is appropriate*
- *Whether the locational requirements of the policy are appropriate*
- *Whether greater provision is necessary in the rural western parishes*
- *Whether it should be possible to make allowance for local or family needs*

Conclusions

- 4.25 The States Housing Department (1307) attended the Inquiry in support of Policy RH2. The Department indicated that the need to provide social housing primarily in the form of social rented housing, but also in the intermediate sector, is recognised in the establishment and support for the new Guernsey Housing Association and in the adoption of the holistic and comprehensive Housing Strategy and Corporate Housing Programme (Billets d'État II and XIV, 2003). A major building programme is identified in the Action Plan involving both the Department and the Association including redevelopment of some properties where refurbishment and upgrading would not be appropriate. While the urban area is expected to be the location for the main thrust of the development programme, the provision of opportunities to build some additional social housing in the RAP area is important to meet the accommodation needs of those unable to afford to establish a home for themselves in the private sector whether by purchase or rental. The Needs Survey and the report on the operation of the Housing Market in Guernsey provide ample support for this approach, as do the representations seeking a widening of the policy, which I address in subsequent paragraphs both generally under this policy and in relation to certain sites on which social housing was canvassed. While neither the

Housing Department nor the Environment Department would put a figure on the number of rural social housing units likely to be sought, it was made clear that any numbers would be likely to be additional to the objective of achieving 30 new dwellings per year under Policy RH1, but that the numbers would nevertheless be likely to be modest. Small infill developments or modest extensions of existing estates were envisaged rather than major new estates. The two most recent developments undertaken by the Housing Department had only involved a total of 13 units.

- 4.26 The concept embodied in the ‘exceptions’ approach of the Policy is in some ways comparable to that contained in the March 2000 version of Planning Policy Guidance PPG3: Housing on the mainland. Although objectors like Mr Tucker (194) argued that the States should not have power to set aside policies which would be applicable to private applicants, this concern being more widespread at the inquiry in relation to past developments by the States that many felt were inappropriately located, it seems to me that the principle of some form of ‘exceptions’ policy to secure affordable housing in rural localities is well established. The minor relaxations to Policy RH1 that I recommended above and the modifications that I recommend to Policy RH2 below to widen the definition of Social Housing while at the same time imposing greater locational specificity will bring the two policies more closely into line and, to the extent that States Department are bound by the plan, ought to allay much of the concern over possible bypassing of planning control. As indicated in Part 1 of my report, whether all States Development is statutorily brought under planning control is a matter outside my remit and for the States itself, though the draft of the new Island Development Law would have this effect were it to be enacted in the form current at the time of the Inquiry. Such action to remove Crown immunity has been already been embodied in the Planning & Compulsory Purchase Act 2004 on the mainland and the relevant provisions will probably be brought into force during 2006.
- 4.27 Deputy De Lisle (225) raises a similar concern over special provision for States development and is concerned that the policy is too ill-defined, as directly adjacent could imply extensive use of greenfield land contrary to the principles of sustainable development. Similarly, La Société (281) considers the policy provides too much of a carte blanche in terms of location and suggests that more should be made in terms of the policy of the comment in paragraph 4.2 that *‘proximity to one of the larger rural centres would be preferred’* and that there should be a tighter definition of social housing. While Deputy Gollop (147) supported the call for social housing provision to be directed to the rural centres on sustainability grounds, nevertheless he advocated more flexibility in the policy to ensure that rural housing needs can be met and to achieve this did not rule out use of horticultural land. The Environment Department stressed the exclusion of AHLQ from consideration under the terms of the policy though this is opposed by Mr Marks (126) and Mr Guille (239). Although seeking instead to have the Le Planque Vinery in Rue des Marais re-designated as non-designated land rather than AHLQ in order to enable social housing within the context of Policy RH2, the alternative approach for Mr Renouf (254) [who has the support of many of those seeking to pursue self-build housing schemes (457-626 above)] would have been modification of the policy to remove the AHLQ exclusion. It is an exclusion of particular concern to those seeking additional social housing in the western parishes where so much of the land is AHLQ. For example former Deputy Anne Robilliard (91) raises this concern as does former Deputy Michael Best (300), although he proposes an alternative solution referred to below.

- 4.28 The other modifications sought to enable a self-build scheme at Rue des Marais to proceed are firstly the removal of sub-clause b) with its requirement that development must be within or directly adjacent to States-controlled housing, as sought by others noted above and some making other site specific representations. Deletion of this sub-clause is also sought by HTA9 Ltd (177) as inappropriate. That representor suggested instead: **“Sites for social housing must be carefully selected in order to minimise any impact on the character or appearance of the rural area.”** Finally, a modification of the wording of the supporting text is sought to ensure that self-build schemes are not excluded by the requirements that any scheme must be by the States Housing Department or a recognised Housing Association in co-operation with the Department. The range of normative schemes might also need to be widened as the self-build scheme envisaged does not necessarily involve any States subsidy or the land passing through States ownership. The latter requirement is not necessarily opposed as the Housing Department have indicated a willingness to purchase the land if the planning policies are modified in a way that would enable the development of social housing. However, Dr Langford stressed that the Housing Department is not itself seeking to modify the policies as it supports the policy as drafted.
- 4.29 Of the further representors listed who are opposed to the Le Planque Vinery Self-build housing scheme, Mr & Mrs Roussel (872), S & K Torode (1087) and Mr & Mrs Lowe (1421) also support Policy RH2 as it stands. They oppose a separate policy for self-build housing and suggest that any dwellings provided in this way would become part of the ordinary housing stock. The other further representors against Mr Renouf’s representation on Policy RH2 focus on site-specific issues such as traffic and access that could be addressed under Policy RGEN7 (893) or seek retention of the AHLQ designation (1070), a matter which I consider along with the site specific further representations against Representation No 253 in Chapter 3.
- 4.30 A spokesperson for the self-build group told the Inquiry that there were many young families who could not afford to buy properties but through a self-build approach would be able to. The Chairman subsequently amplified the presentation in a statement dated 4 July. This indicates that they have 56 members in 41 households with others interested and if land were available at a discounted value, as offered at Rue des Marais, then they would be able to build their homes using a variety of methods including self-help and family assistance or system building with minimum professional input. They referred to packages costed from Norman Piette that could achieve a 3 bed-roomed timber-framed bungalow for £53,000, including limited supervision and training, or using the Mantel Panel Company system to the same plans, that a wind & watertight shell might be created for around £41,000. It was recognised that there would be other costs including access and services and for this reason Advocate St John Robilliard for Mr Renouf, as well as presenting details of the costs and designs being explored, argued that a self-build site would need to be able to accommodate at least 20 dwellings to allow for economies of scale in site works and a sharing of expertise and skills. Thus, in addition to the offer of discounted land value, the 2.43 acre site at Rue des Marais was ideal. It was agreed that it might well be able to accommodate 30 dwellings of the type canvassed and, thus, perhaps meet the initial demand as there would inevitably be some drop out by some members of the group, though there are as many as 120 people currently expressing interest in the self-build approach.

- 4.31 For the Housing Department, Dr Langford accepted that a minimum size threshold for a communal self-build scheme would probably be in the order of 20 units and confirmed that under the Corporate housing Strategy the Department were under instructions to report to the States on a pilot self-build scheme by March 2005. He also indicated that it was on public record that the Belgrave Housing Target Area could include a self-build element. The self-build group indicated that they had been advised that action on Belgrave HTA was a minimum of 5 years away, though this was not the impression that I gained from the Environment Department or from Billet d'État XII, 2004. That refers to publication of the Outline Planning Brief before December 2004 in order to facilitate a Public Inquiry. In response to the concerns of further representors, the group indicated that they would expect restrictions against re-sale for 5 years and then only with RPI inflation allowance to ensure continuing availability for first-time buyers.
- 4.32 The Environment Department opposed any amendment of the policy as in advance of the proposed new Island Development Law, there is no available mechanism to enter into planning obligations. Thus, control of social housing via land-ownership or States subsidy is seen as necessary. Other representors also pressed for changes to the definition of Social Housing. Chaumiere Homes (176) sought an additional Policy RH2b to allow for provision of sheltered housing in the rural area in the following terms: **“Proposals for the erection of sheltered housing will only be permitted where: a) the site is suitable, having regard to its characteristics and neighbouring land-uses and is, or can be, integrated into the existing built environment; b) the development would be of a scale and design appropriate to the rural setting; and c) adequate provision is made for the protection of the rural character of the site and appropriate measures for the general environmental enhancement of the locality. The erection of new sheltered housing in Areas of High Landscape Quality will not be permitted.”**
- 4.33 Statistics were provided indicating that there would be a continuing if not increased requirement for such accommodation and that the only sheltered housing currently under construction or proposed is in St Sampson's and at Rosaire Avenue, St Peter Port, in one case on the only land to be released in an HTA and the latter involving Housing Authority funding on a former school site. It was stressed that to cover warden costs, schemes need to be of at least 20 units and ideally 25, so that the allowable means of securing sites were unlikely to yield opportunities in the rural area. The Housing Department indicated that sheltered schemes not including any element of subsidy were regarded simply as market housing and did not warrant any special policy and if subsidised would be covered by RH2 as it stands. Nevertheless, Deputy Roffey (4) was concerned that there should be able to be adequate provision for sheltered housing particularly in areas well away from the Urban Area and, thus, although accepting a need for tight definition of social housing, albeit that there could be merit in accepting some private sheltered housing, he specifically suggested that there ought to be more locational flexibility. He suggested an additional caveat in the following terms: **“or in exceptional circumstances, and at the discretion of the committee, on other sites deemed ideal for the social housing objectives identified by the Housing Authority.”**
- 4.34 HTA9 Ltd (177) also sought as re-wording of the definition of social housing so that it also included schemes that are simply supported by the Housing Department as there could be schemes that did not directly involve development by the States or a States

subsidised Housing Association, other subsidy or land passing through States ownership. For example it was pointed out that the Rosaire Avenue scheme includes a proportion of houses for sale so it might fall outside the policy as drafted, as might self-build housing. The Environment Department pointed out that Policy RH2 is meant to cover exceptions to Policy RH1 and as such must be tightly defined and capable consistent application and ongoing enforcement. In such a context none of the changes advocated are regarded as necessary and would leave too much discretion. The scheme involving cross-subsidy which had been referred to by HTA9 Ltd had been within the UAP.

- 4.35 For my part, while I can appreciate that the definition of social housing may cover all the kinds of social housing currently envisaged in the Rural Area and recognise the limitations on the enforceability of conditions and the absence of provision for planning agreements under the Island Development Law 1966, that law is expected to be replaced early in the life of this Plan. Given the possibility or indeed likelihood of insufficient States finance being available to meet all discerned housing needs, it would be unfortunate if the wording of the plan were to prohibit schemes of social housing that the Housing Department might wish to support. As the Royal Court approach is to place a narrow construction on planning policies, I therefore recommend minor re-wording that should still enable control to be strictly applied whether or not improved mechanisms of control become available. For example, my proposed wording would not rule out hybrid schemes that might enable creation of sheltered schemes that would include some subsidised but also non-subsidised units without recourse to States land or subsidy provided that support from the States Housing Department could be secured, presumably with private covenants used to ensure continued availability for the intended occupiers. Simply to expect such provision through conversion does not seem realistic, as the only property that might be appropriate and acceptable referred to at the Inquiry was the St Martin's Hotel, a property that is so close to St Peter Port that its conversion would not assist the perceived need in the western parishes. I also recommend specific reference to self-build schemes be included to ensure that these would be covered, as again it may be possible for such schemes to be pursued without States land or subsidy, irrespective of my specific conclusions concerning the Rue Marais site. The modification I recommend concerning replacement of buildings in the supporting text is purely technical given that where a change of use is involved it is not possible to equate numbers of units.
- 4.36 As for location, I agree with the representors that there does not seem to be any rational basis for the clause accepting social housing on sites directly adjacent to existing estates. That part of clause b) referring to land within existing estates appears reasonable as that would secure an efficient use of existing brownfield land, much as I have recommended re limited infilling under Policy RH1. I can also see a case for limited rounding off, if as was argued by the Environment Department this may enable provision of lacking amenities like parking or play areas. I am less convinced that there would be visual reasons for such rounding off by further house-building, as this would seem likely almost invariably to create new boundaries with the surrounding rural area that would require new means of enclosure and landscaping. This would be unlikely to offer environmental benefits at least in the short-term. However, my proposed modification would not wholly exclude such a possibility. Nevertheless, larger adjoining development even if as the Environment Department suggest, it were to exclude by the term "directly adjacent" any land separated by a highway, could involve land at highly unsustainable locations. I was given an assurance by the Housing Department that the reason that such land is included

in the policy was not to achieve economies in terms of management, as management is normally not provided on site. As a consequence I do not consider this locational provision to be justified. Rather, as argued by Deputy Gollop and La Société, any significant social housing development should be located within or in close proximity to the defined Rural Centres to provide access to facilities and amenities, ie it should be located appropriately in terms of sustainable development criteria. Close proximity would mean within what is normally regarded as acceptable walking distance, ie no more than about 500 metres.

- 4.37 I note that of the site specific representations initially put in by the Housing Authority, but then withdrawn, that at Les Genats Estate (1308 w/d) would appear to fall within the modified wording I propose, that at Route des Bas Courtils (1310 w/d) might be borderline, while probably most of the area highlighted at La Villiaze (1309 w/d) would fall outside. As for proposals on land ‘*directly adjacent*’ to existing States housing, which the Housing Department initially supported at La Rouque, Hougue du Pommier, Castel (351/1311 w/d) and Rue des Escaliers, St Martin (255/1312 w/d), although outwith the modified policy on that basis, they might possibly fall within the revised formulation given their proximity to the Cobo and St Martin’s Rural Centres.
- 4.38 Despite concerns over the limited extent of non-AHLQ land in the western parishes, I accept that the preclusion of social housing from AHLQ is logical as all discretionary development is directed away from such areas in order to protect the appreciation of the landscape character. I consider generally that it is likely that there will be sufficient non-designated land at identified sustainable locations to facilitate the full extent of social housing that is likely to be sought, even under the slightly widened definition that I recommend. While further action may be necessary to ensure that the needs of the far west of the Island can be met, I address that situation below and I am not convinced that a solution need involve AHLQ land.
- 4.39 There are a number of representations suggesting that meeting the housing needs of family members, desires to remain in or return to the most rural western parishes or to curtail vandalism on glasshouse sites ought to be given special consideration as in effect forms of social housing whether or not such housing would fall within the definition of social housing in the draft Plan. It is not the current policy of the Employment and Commerce Department to support the provision of housing for agricultural or horticultural purposes, even where animal husbandry or hydroponic production are involved, as the distances are so small within the Island and housing so widespread. In addition problems of selling-off such dwellings have occurred in the past. While following the enactment of the proposed new Island Development Law, problems with enforceability of conditions should be overcome, nevertheless, given the high proportion of the Island’s population that have had involvement in growing in the past, the kind of agricultural workers condition that is used on the mainland would be unlikely to prevent exceptions for horticultural purposes being used to circumvent the locational strategy.
- 4.40 As for specific family needs, Deputy Best (300) put forward a suggested policy specifically to address such needs in the following terms: **“Proposals for the erection of a single dwelling or the provision of a self-contained dower unit made by the land-owner for the sole use of a direct member of the family may be permitted where...”** The substance of the representation from Mr Guille seeks a similar amendment (239).

- 4.41 While I have every sympathy with the desires of parents to assist children or children to seek to provide for elderly relatives, I cannot see how such a policy could either be justly applied, avoid a scatter of sporadic development contrary to the Strategic & Corporate Plan and the principles of sustainable development or be able to be controlled after the initial grant of permission. Although the land concerned in a number of representations in which these considerations were argued had been held for many generations, in others land had been acquired in relatively recent years with this purpose in mind. If a long-distant historical cut-off were to be set, such as the date on which detailed planning control came into force, only a few such needs would be addressed. Yet any cut-off date now set would tend to encourage a view that it might be rolled-forward in future, thereby retaining an unwarranted expectation that this approach might ultimately become a possibility on other sites. Moreover, land held with this aspiration is widely scattered without regard to landscape characteristics or sustainable development locations. Some land is not necessary even within or closely related to built-up areas. Even were restrictive conditions or planning obligations currently feasible, I do not therefore consider that looking to the needs of individual families would be an equitable or sustainable solution. And linkage to the current Housing Licensing system would not seem to offer any way forward as the local market category which would normally apply to newly created dwellings is so broad. The proposed Dower unit Policy RH5 seeks to address specific family needs. While this was criticised for being too restrictive in detail, the marginal relaxation that I have recommended to Policy RH1 would allow for limited infilling of self-contained dwellings within non-designated built-up areas. This would enable more self-contained units to be created in the more sustainable circumstances and where retention of open land would not be undermined.
- 4.42 The case of the Environment Department on provision for family members other than under Policy RH5 was simple, namely that the current Island Development Law does not make provision for entering into planning obligations (covenants) and that there are currently problems with the enforceability of planning conditions. I accept that this is the present position. However, the new Island Development Law is expected to be operative within the lifetime of the RAP Review and indeed probably relatively early in that lifetime. Consequently, I do need to give some further consideration to whether obligations and/or restrictive conditions might in due course be of assistance. On the mainland where there is provision to enter into planning obligations (Section 106 agreements) and conditions are fully enforceable against the land-owner/occupier, the use of local occupancy requirements has not been widespread. Although such policies have been or are being contemplated in a greater number of localities in both England and Wales, they are currently only embodied in the development plans of a number of National Parks. Within the Dartmoor and Exmoor National Parks, although local occupancy conditions are used, a wider strategy of affordable/social housing provision is regarded as being necessary, partly because the localities are within commuting distance of major employment sources and the park areas already contain significant numbers of 'non-locals'. Within the Lake District National Park, which is more remote from major urban centres, use of occupancy conditions is regarded as more effective and there are proposals to extend such requirements to wider areas of Cumbria. Such conditions are also being proposed in the Yorkshire Dales National Park. However, within the Lake District National Park there is no question of such conditions relating to individual families because of the issue of re-sale should the circumstances of the individuals

change. Rather, the conditions normally relate to a parish or groups of parishes. Even so, need has still arisen on occasions to enlarge the group specified to facilitate re-sale.

- 4.43 Applying this experience to Guernsey implies that difficulties could arise because of the relative proximity of the employment centres in St Peter Port and St Sampson's or in the vicinity of the airport to almost any part of the island. Thus, in my view the most that might be appropriate in due course once the new Island Development Law is in force, would be to contemplate using restrictive occupancy conditions and/or agreements as complementary components of a rural exceptions policy for the provision of social housing under Policy RH2, were it to be considered that there were unmet needs for sheltered or other forms of social housing in the western parishes that could not be met on non-designated land within or in close proximity to the Rural Centres at St Peters or Cobo. Even then I am not convinced that a more appropriate solution might not be to define one or more additional Rural Centres where social housing might be encouraged under Policy RH2 (as recommended to be modified) and facilities and services developed for the relatively remote western parts of Torteval, St Saviours, Castel or St Pierre du Bois that might be considered too far from the designated St Peters or Cobo centres. This would seem a more sustainable solution, more likely to preserve and enhance openness than any more widely drawn rural exceptions policy reliant on conditions or agreements.

Recommendations

- 4.44 I recommend that paragraph 4.2 be modified as follows:

- (i) replace the second paragraph by: **“For the purposes of this Policy, social housing is taken to be that which is a) provided by the States’ Housing Department, b) by a recognised Housing Association in co-operation with the Department or c) in a scheme to secure specific forms of social housing sought in the Corporate Housing Programme with the support of the Housing Department. Such housing would normally be for subsidised rent or for partial ownership but may include self-build housing or sheltered housing in schemes that are approved by the Housing Department.”**;
- (ii) replace the fifth paragraph by: **“In order to minimise any impact on the character and appearance of the rural area, the Department will encourage the consolidation of existing States controlled housing before exceptionally considering limited development within or in close proximity* to one of the designated Rural Centres (*ie within approximately 500 metres). This will enable the maximum potential of the social housing to be realised in terms of sustainability and quality of life for residents.”**; and
- (iii) in the sixth paragraph by deleting “(on a one-for-one basis)” in the first line and adding **“RH1”** in the list of policies in the third line.

- 4.45 I further recommend that Policy RH2 be modified by amending b) to read as follows: **“b) the site is within or would round-off existing states-controlled housing or is within or in close proximity to one of the designated Rural Centres;”**.

Site Specific Considerations – Castel

Land at the rear of Courtil du Tuzees and Avranches, Les Eturs, Castel

Representations: 22 Mr & Mrs R C Johns; 370 Mrs R Slimm

Issue:

- *Whether it is appropriate to develop these areas of land for dwellings*

Conclusions

- 4.46 Mr and Mrs Johns and Mrs Slimm's parents acquired these areas of land in 1954 with an expectation that they might become building plots, with Mr & Mrs Johns site extended by addition of land containing a water tank from the States water Board. Since acquisition they have only been used for domestic purposes with any horticulture on the larger rearmost area being of a non-commercial nature. The land is non-designated and the representors draw attention to a bungalow set back from Rue des Eturs to the west in La Gotiere field which was constructed some 40 years ago and a large residential property at 'Tamarisk' to the east.
- 4.47 Like the Environment Department, I have sympathy with the domestic circumstances outlined by both representors, but from my site visit I did not gain the impression that either of these two areas obviously fall within the accepted definition of infilling that I have recommended in relation to Policy RH1. They are situated distinctly behind the ribbon of dwellings along the main road and the nearest of the set back dwellings in La Gotiere field is at a lower level beyond an evergreen hedge so that its proximity is less evident than may be apparent on a map. As for 'Tamarisk', while this may have a common boundary with the rearward extension of the Johns land, in terms of the main road frontage it is several dwellings away and is not readily apparent from the right of way that would serve dwellings on these two sites. It is rather associated with the veterinary surgery served by the separate access to the east. Obviously if the objective was to find additional sites for dwellings in the rural area that would have limited impact, then these two sites would not lightly be set aside but given my general conclusions on the soundness of the locational strategy, I consider that their development would have some effect on openness, albeit that there would not appear to be any new loss of land from rural use.

Recommendation

- 4.48 I recommend that no further modification be made to Policy RH1 and its supporting text beyond that set out in paragraphs 4.22-4.24 above.

Land at Rue des Bouverie, Cobo, Castel

Representation: 46 Mr & Mrs Webster; 239(part) Mr M I Guille

Issue:

- *Whether it is appropriate to develop these areas of land for dwellings*

Conclusions

- 4.49 Mr & Mrs Webster (46) seek to develop land at the rear of Les Pieux, Cobo Road with a pair of dwellings for family use. This was resisted by the Environment Department because it would involve provision of new dwellings in the RAP area. However, from

my site visit I agree with the representors that the land in question is currently simply waste land in a wholly urban context. The land is non-designated and development would have no effect on the degree of openness of the rural environment. It is a classic infilling situation of a small gap in an otherwise developed frontage within a built-up area and in this case is clearly also within or in close proximity to the designated Cobo Rural Centre, ie at a sustainable location. Thus, I consider that the aspirations of Mr & Mrs Webster would fall rightly wholly within the infilling modification to Policy RH1 that I have recommended.

- 4.50 The land referred to by Mr Guille (239) is clearly another infill plot in an otherwise developed frontage in a built-up area within or in close proximity to a designated Rural Centre. Even though there is open land to the rear that is a restaurant car park which does not run through to the coast road. Thus, provision of an additional dwelling would neither harm the openness of the rural environment nor the interests of sustainability. I do not consider that any special policy provision needs to be made for housing outside the terms of Policy RH2 simply because a site may be at or close to a Rural Centre. There may be agricultural or other open land in such locations where development would have a detrimental effect on the conservation and enhancement of the rural environment. Development of such land should be justified on exceptional grounds. However, the infilling policy that I have recommended would address the land of particular concern to Mr Guille in this representation.

Recommendation

- 4.51 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Rue du Carteret, Cobo, Castel

Representation: 331 H D Brehaut & Sons Ltd

Further Representations: 748 Mr & Mrs D Rice; 894 Mr & Mrs D R Guilbert

Issue:

- *Whether it is appropriate to develop this site residentially*

Conclusions

- 4.52 This site is currently in use as a builder's workshop and depot and although converted from former vinery premises, the authorised nature of this use was not questioned at the inquiry. Some of the buildings are of rendered blockwork and most have pitched roofs, albeit generally of corrugated sheeting rather than more substantial or traditional roofing materials. It is probable that some parts might be of "sound and substantial construction" and so be able to meet that test of Policy RCE14 in terms of conversion. However, the site is in current use, as I witnessed, with no suggestion of immediate redundancy. It might therefore be more difficult to demonstrate that test a) of that policy had been met or to overcome Policy RE8 that seeks to protect industrial premises in the rural area, particularly given the representations on the shortage of premises for the building trade that I address in Chapter 5 and the apparent neighbourliness of the present use, as evidenced by the further representors. Thus, the exceptional possibility of contemplating

redevelopment in lieu of an approved conversion scheme that I have recommended would probably be of no assistance to the aspirations of the representors.

- 4.53 More generally, I can see no case for a modification to Policy RH1 that would specifically authorise housing development on this site other than via some form of conversion route as such development would not be infilling but would be likely to extending housing development towards the open space to the north. This said, I suspect that the concerns of the neighbouring further representors in terms of their residential amenity or the affect on the character and amenity of the adjacent natural walkway along the edge of the recreation ground would be capable of resolution through the application of Policies RGEN5 and RGEN11 to the detailed design of a residential scheme if the principle of housing development was not an issue. I have concluded as to why I consider the general locational strategy of the RAP Review should be supported earlier in this Chapter.

Recommendation

- 4.54 I recommend that no further modification be made to Policy RH1 and its supporting text beyond that set out in paragraphs 4.22-4.24 above.

Land at Route de Cobo next to Cobo Mission Hall, Castel

Representation: 202 Mrs A Carr

Issue:

- *Whether it is appropriate to develop this site residentially*

Conclusions

- 4.55 This grassed rectangle of tree-edged land is wholly surrounded by built development with housing to the south-east and opposite, a bungalow to the rear and the mission hall to the north-west. As it is well within the non-designated built-up area containing Cobo Rural Centre, it is difficult to see such a parcel of land performing an active rural role and its development would not in my judgement in any way harm the objective of conserving or enhancing the rural environment as there would be no material effect on its openness. The Environment Department expressed concern over the possible cumulative affect of undermining the locational strategy which is aimed to facilitate the renewal of the urban area if development of infilling sites such as this were to be sanctioned. As outlined above in relation to general representations including those from Mrs Carr's agent, Mr Le Page, I have concluded that a carefully restricted infilling policy restricted to locationally appropriate sites capable of accommodating no more than two dwelling would not have this affect. In my view this site would fall within that recommended modification.

Recommendation

- 4.56 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land off Rue Galaad, Rue des Francais and Route de la Hougue du Pommier, Castel

Representations: 351 Mr J D Martel; 385 Mr & Mrs S Bougard; 840 Mr R Schimek; 970 Mrs M E Fallaize

Further Representations: 1053 Mr & Mrs S Bougard; 1054-5 Mr & Mrs N Bougard; 1056-7 Mr N E Bougard; 1058 Mrs Me Fallaize

Issue:

- *Whether it is appropriate to develop any of these sites for housing including social housing*

Conclusions

- 4.57 Advocate Dereham on behalf of Mr Martel (351) sought an amendment to the supporting text to Policy RH2 to put beyond doubt that land at La Rocque, Route de la Hougue du Pommier would be acceptable for social housing as the Housing Department were in negotiations for acquisition of some or all of the largely derelict former vinery for this purpose, if permitted under the provisions of the RAP Review. The concern as drafted is that proposals on directly adjacent land might be rejected if insufficient consolidation had been secured. The suggested re-wording in the fifth paragraph of paragraph 5.2 is **“In order to minimise any impact on the character or appearance of the rural area, the Committee will encourage the consolidation of States-controlled housing. However, the Committee will also consider the limited extension of States-controlled housing onto directly adjacent land.”** The Environment Department sought to maintain the priority for consolidation of existing housing areas before moving onto new land and I accept the rationale for this in terms of seeking both efficient use of land and rectifying any deficiencies within existing areas. However, as indicated above in relation to more general objections to Policy RH2, I am wholly unconvinced that there is any rationale behind a policy that seeks to extend existing States-controlled housing onto directly adjacent land beyond any rounding-off necessary to secure enhancement. For this reason I recommend deletion of that provision and substituting one that would permit social housing within or in close proximity to designated Rural Centres. As it happens, the site of Representation No 351 may well qualify under this alternative approach subject first to consideration of consolidation of the Les Genats Estate as required in the draft Plan.
- 4.58 With regard to Representation site No 840, although initially putting forward general representations along the lines those advocated by the Chamber of Commerce, it was accepted on behalf of the representor that as none of the additional categories of acceptable development wholly fitted this backland vinery area of about 1 acre, if residential development other than social housing were to be acceptable, a site specific allocation would be necessary. Social housing was not particularly envisaged, though the site does have a common boundary with the Les Genats Estate but without ready access to it. I have concluded earlier that in order to maintain the primary objective for the RAP and the locational strategy for the Island as set out in the Housing and Corporate Plan, there can be no justification for housing allocations in the RAP area. Whether any part of this land might be considered appropriate for social housing would turn on an interpretation of Policy RH2 whether as drafted or as recommended for modification.
- 4.59 Representations Nos 385 and 970 seek to establish the acceptability of the provision of single dwellings on small parcels of backland between Rue des Francais and Les Genats Estate. They argue that the RAP should be flexible enough to enable development of such parcels within built-up areas. The further representors, as well as providing cross-support for each other's representation, comprise further support from relatives for development argued to cause minimal impact, such a formulation therefore being supported. The Environment Department expressed concern at the cumulative

undermining of the locational strategy were such an approach to be followed, though did acknowledge that the land adjoins the Les Genats Estate so that Policy RH2 re Social Housing might be applicable, notwithstanding that private housing is sought.

- 4.60 I have concluded earlier that the minimal impact formulation would provide insufficient clarity or locational steer and could open the feared floodgates. These parcels also do not constitute conventional infilling sites. Leaving aside the lack of clarity as the planning status of land itself and that to the north of Representation site No 970, it would seem to me that the principle of development of this land could only be established within the terms of what I have recommended, were the adjacent part of Representation site No 351 be developed for social housing. Otherwise the land has at least one boundary with a significant area of open land. Even then, if the land were not developed as part of a social housing scheme, and not withstanding the existence of a right of way into the combined areas, there must be real issues to address in terms of Policies RGEN5, RGEN7 and RGEN11 as tandem development already exists between the land and Rue des Francais. I do not consider that any further flexibility is warranted with regard to Policy RH1 than that already recommended.

Recommendation

- 4.61 I recommend that Policy RH2 and its supporting text be modified as set out in paragraphs 4.44-4.45 above but that no further modification is made to Policy RH1 and its supporting text beyond that set out in paragraphs 4.22-4.24 above.

Land at junction of Rue de Galaad and Rue des Francais, Castel

Representation: 218 Mr G T Alexander

Issue:

- *Whether it is appropriate to develop this land for housing*

Conclusions

- 4.62 This area of land, part of which is used as informal parking area related to nearby hotel and community uses, appears to have had a historical use for horticultural or smallholding purposes. However, it is argued that it has not been operated on a truly commercial basis for a very long time but only to provide a supplementary income or family needs as it has very poor sandy or rocky soil. As non-designated land in walking distance to facilities and amenities it is argued that it should be regarded as an infill site under the formulation advanced on behalf of the Chamber of Commerce and clients of Mr Le Page, a formulation opposed by the Environment Department because of its potential cumulatively to undermine the locational strategy. It was accepted however that there might be a store building suitable for forming the basis of a residential conversion under Policy RCE14.
- 4.63 This is a site with various complexities. Although it is close to some commercial and community premises, for which its availability for informal parking is no doubt welcomed, I would have thought that it would be too far from Cobo Rural Centre to be regarded as a truly sustainable development location. Moreover, unless some of the area was taken into existing residential curtilages, attached to a possible conversion or retained as parking, it is larger than would normally be regarded as an infilling site for a

maximum of two dwellings. While I accept that it has only a very limited role to play in furthering the objective of conserving or enhancing the rural environment in its present state, the size does provide some aspect of openness. I do not consider that I can recommend any greater flexibility in Policy RH1 that I have earlier in this chapter.

Recommendation

- 4.64 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Les Houmets adjacent to Aube House off Route de Cobo, Castel

Representation: 97 Les Houmets Ltd

Further Representation: 721 Mr M Renouf

Issue:

- *Whether it is appropriate to develop this land for a dwelling*

Conclusions

- 4.65 The representations on behalf of Les Houmets seek to establish the possibility of the erection of a dwelling on this site and to achieve this propose a number of amendments both to the introductory section of the plan and to Policies RCE1 and RCE3 and their supporting text to provide the necessary flexibility. I have generally addressed similar suggestions for greater flexibility earlier in my report. With regard to Policy RH1 it is specifically suggested that the wording be modified by addition in paragraph 4.1 of **“e) in the case of a new dwelling or dwellings they are located on carefully selected sites where development would be in accordance with the primary objective of the Plan”**, that objective being suggested to be re-written as: **“the primary objective of the Rural Area Plan is the conservation and enhancement of the rural environment in a manner consistent with the economic and social needs of the Island so as to ensure its continued prosperity and success as an independent community.”** With regard to Policy RH2 omission of the preclusion of new housing in AHLQ is advocated. The further representor argues that no rural justification has been advanced for the proposed dwelling and that the policies of the RAP Review should be supported.
- 4.66 The land in question occupies a small portion of a wide gap between two dwellings on the main road between Cobo and Saumarez Park well outside any recognisable settlement, albeit that there is ribbon of development along the opposite side of the road. It is well within a broad expanse of AHLQ, that I consider rightly designated as the underlying landscape character can be readily appreciated. Although the representor argues that the land is separate from open land to the rear and should be seen in the context of the built development, even were the area not AHLQ, I agree with the Environment Department that gap is far too wide between buildings for the development sought to be regarded as infilling. Like other formulations that would leave discretion almost wholly in the hands of the Environment Department, I consider that the suggestion for the addition of e) as sought above to be unsatisfactory and contrary to the principles of openness and transparency. In this case the position would be even worse as the clarity of the primary objective would also have been reduced were the re-drafting sought to be accepted. I have already endorsed the preclusion of AHLQ land in relation to

Policy RH2, though it is not clear to me that this policy on social housing would be relevant to the development sought. I can see no reason therefore for any further changes to Policies RH1 and RH2 beyond those already recommended.

Recommendation

- 4.67 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Ruelle de la Generotte, south of La Maison des Reves, Castel

Representation: 574 Mr & Mrs P F Greening

Further Representations: 783 Mr W Kurtis; 788 Ms K Edwards; 986 Mr C Driscoll;
1369 Dr C Andrews & Miss H Reed

Issue:

- *Whether it is appropriate to develop this land for 3 dwellings*

Conclusions

- 4.68 Mr & Mrs Greening seek to develop this field, currently used for horse grazing but in the past for potato growing for three cottages for their children. They indicated that they had been encouraged to consider this to be the most suitable of their land as schools and amenities were relatively close at hand and there are some dwellings in the locality. The further representors stress the attractive nature of the landscape and the quiet country lane access, which is designated as a Ruelle Tranquille, suggesting that the development proposed could cause traffic hazards for pedestrians either directly or a consequence of precedent. As a consequence they support the RAP Review as drafted.
- 4.69 For my part, like the Environment Department, I am surprised that any encouragement might have been given to the development of this land. I consider that it is rightly designated as AHLQ and, given its size and relative remoteness, I do not consider there is any way that its development could be construed as infilling even were the land non-designated. I have addressed the difficulties over family housing in the general section of this Chapter on Policy RH2. I cannot envisage any policy modifications that would facilitate the development sought without allowing almost any development anywhere in the Island.

Recommendation

- 4.70 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at the junction of Le Mont d'Aval and Route de Cobo, Castel

Representation: 758 Mr J Domaille and Mrs J Bohuslawski

Issue:

- *Whether it is appropriate to develop this land for a dwelling*

Conclusions

- 4.71 The representors seek to use this field of just over 1 vergee as a plot for a dwelling for a family member. The farmer who cuts it for silage has indicated that this is unlikely to

continue because of difficulty of using machinery in such a small area now no longer attached to a neighbouring farmstead. It is again within AHLQ and I can see no reason to disagree with this designation, but even were that not so, the area of land is larger than could be construed as an infilling plot. The land too is of a size that the Agricultural Advisor has indicated ought to be suitable for grazing for equestrian purposes if not for agriculture. I have addressed the difficulties over family housing in the general section of this Chapter on Policy RH2. Although, not in as rural a setting as the previous site, I cannot envisage policy modifications that would facilitate the development sought without allowing such widespread development that would undermine the locational strategy of the plan.

Recommendation

- 4.72 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Le Villocq Vinery, Route de Cobo, Castel

Representation: 358 Mrs V E Babbe, J R E Babbe & K M Babbe

Further Representation: 1259 Mr T J Stephens

Issue:

- *Whether it is appropriate to develop this land residentially*

Conclusions

- 4.73 The representors seek greater flexibility in the application of Policy RH1 and also contest the applicability of the AHLQ designation on this site as the area is relatively built-up and close to other buildings. Given the broad-brush nature of the distinction between designated and non-designated areas, I can see no reason to differ from the judgement of the Environment Department as the area still has a substantially rural character despite the decaying vinery on the site. Even were this not so, I consider that the length of frontage and relationship to neighbouring building would not enable the entire site to be regarded as one suitable to be encompassed by an infilling policy. As for the policy changes sought, I have already indicated earlier in this report that I consider that it is legitimate in an Island as small as Guernsey to draw a distinction between the defined Urban Area and the Rural Area for policy application as that is making an areal distinction and applying distinctive policies that the Environment Department consider reflect the strategic direction of the States. Only if it were wished to encourage significant housing development in the Rural Area would there be a need to make a formal distinction between built-up areas where housing would be generally acceptable and greenfield areas where it would be more restricted. The distinction between non-designated land and AHLQ is not made on this basis but on the degree to which the underlying landscape character can be perceived.
- 4.74 As for the suggested detailed amendment of Policy RH1 namely: **“to permit the construction of new-build housing in circumstances where: a) The site is suitable having regard to the existing characteristics of the site and its relationship with the surrounding area; b) The effect of such construction in terms of design, density, scale and amenity is minimal; c) The development does not conflict with other**

relevant policies of the plan.”, I have already indicated at paragraph 4.16 why I consider such a policy would provide an inadequate locational steer and leave far too much discretion to meet any tests of transparency and openness, quite apart from encouraging far more development in the RAP area than warranted by the Strategic and Corporate Plan. Mr Stephens (1259) points out that there are fields to the rear so that in line with his support for the RAP, the vinery should be cleared and revert to agricultural use within the terms of Policy RCE5. I can see no reason to differ from the approach of the Environment Department to a site such as this.

Recommendation

4.75 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ.

Land at Les Blancs Bois Vinery and Merton, Rue Cohu, Castel

Representation: 357 Mrs V E Babbe, J R E Babbe & K M Babbe; 1254 Mertons Ltd

Further Representations: 1068 Mr Kenneth J Diamond; 1255 Mertons Ltd

Issue:

- *Whether it is appropriate to develop these areas of land residentially*

Conclusions

4.76 Similar arguments are raised concerning the Les Bois Vinery site as with that of Representation No 358 in terms both of the AHLQ designation, the general policy framework of the Plan and specific changes sought to Policy RH1. This need for flexibility is supported by Mertons Ltd (1254, 1255) who also argue that the development of their adjoining site would fit in well with principles of sustainable development, whereas Mr Diamond (1068) is concerned at the traffic implication were the development of many of the vinery sites in this area to go ahead together. The Mertons' site contains two glasshouses, the nearest to the house only used domestically whereas the further one is used for growing. Specifically on the AHLQ issue, despite the scatter of development in the area, I have no doubt that it retains a fundamentally rural character in which the underlying landscape character can be perceived. Otherwise my response is generally as set out in paragraphs 4.73-4.74 above, with the added strength that the vineries remain in use or capable of being used. As already indicated I consider that it is essential for the conservation and enhancement of the rural environment that there is no departure from the principle that horticultural sites are regarded as agricultural land. This must especially be so where they remain under cultivation and there is not an historic clearance issue to resolve. As for the Mertons' argument concerning sustainable development, my own conclusion would be that residential development would conflict with the principles of sustainable development as horticultural sites are defined legally as greenfield not brownfield and the land is not within or in close proximity to a Rural Centre.

Recommendation

4.77 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ.

Land adjacent to Le Chalet, Ruette des Emraais off Rue des Houmets, Castel

Representation: 205 Mr G Salmon

Further Representations: 774 Mrs P Langlois; 797 Mr & Mrs J David; 927 Mr W E Duell; 932 Mr & Mrs D Bromley; 1011 Mrs S B Stewart

Issue:

- *Whether it is appropriate to develop this land residentially*

Conclusions

- 4.78 This area of land contains a store building but is generally overgrown with brambles following some tipping. The Housing Policies are argued to be too restrictive and likely to drive up house prices in the rural area and the amendments to the policies advocated by Mr Le Page were advanced to introduce greater flexibility. It was suggested that the northern part of the site nearest the road could be developed as a form of infilling to provide funds to tidy up the remainder. The further representors expressed concern that the area had been allowed to become derelict in order to justify development while the land ought to be enhanced in line with the policies of the plan and its status as AHLQ. The Environment Department justified that status as a good example land on top of the escarpment on the edge of the central plan and I see no reason to disagree with the designation. The further representors are also concerned that the narrow lane, a Ruette Tranquille, could not take the likely development traffic. Mr Salmon offered a 2 metre strip around the highway margin of the site to overcome such concerns. It seems to me that this is a matter that would be addressed under Policy RGEN7 if the principle of the development were not at issue.
- 4.79 At paragraph 4.12 and 4.15 above I endorse the view of the Environment Department that infilling should not be accepted in areas of AHLQ and moreover that infilling must be restricted to sites that could not accommodate more than two dwellings. These factors alone would rule out development of this land but even if they did not, I do not consider that the location of the dwelling to the north-east is such that the frontage land could be construed as an infilling site. The only way in which the land could therefore be considered for development would be by way of a site specific allocation. However, I have rejected that concept as not justified anywhere in the RAP area and I also consider that it is necessary to give strong support to the stance of Policy RCE5 that development cannot be justified to secure clearance of derelict sites.

Recommendation

- 4.80 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Saumarez Road adjoining the workshop of R F Ogier, Castel

Representation: 1418 Mrs K Browning, Mr Q Vohmann and Mrs M K Caine

Issue:

- *Whether it is appropriate to develop this land for a dwelling*

Conclusions

- 4.81 The representors seek to establish permission for a single dwelling, possibly to enable Mrs Browning to relocate back to the Parish in which she lived much of her life on what they understood to be a building plot when the land was acquired in 1948. In 1990 there had been indications that the principle of a dwelling would be favourably considered subject to a suitable design to relate to the residential property, 'Wilmington', to the East. However, later that year the principle had been denied in line with policies of Detailed Development Plan No 4 and under the current adopted RAP Phase 1 it is zoned Green Zone 3.
- 4.82 The Environment Department explained the evolution of the planning system in the Island and why they were not in favour of either an infilling policy or any attempt to allow dwellings specifically restricted to family members. For my part I have indicated earlier why I accept the latter, but this plot of land is a classic infill plot between 'Wilmington', and the workshop of R F Ogier in a frontage that is otherwise wholly built-up. It is non-designated land opposite Saumarez Park and is only in desultory use ancillary to residential purposes. Unless developed residentially it would appear likely to remain an under-utilised parcel of urban land contrary to the principles of sustainable development. Subject to achievement of a suitable design and location on the plot to take account of a facing window on the flank of 'Wilmington', the infill policy that I have recommended would address the development of this plot.

Recommendation

- 4.83 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land off Rue de la Ronde Cheminee (including that part in Vale), Castel

Representations: 826 J & D Norman Ltd; 1258 B & M Fallaize

Further Representations: 1263 Mr C Savident & Miss H Fallaize; 1266 Mr & Mrs I Maly; 1269 Mr & Mrs S Fallaize; 1321 Mr T M Laine; 1327 Mr & Mrs I Powell; 1328 Mr & Mrs M Tullier; 1341 Mr H Patch; 1343 Mr & Mrs B Bown; 1348 Mr B Holden; 1484 Mr & Mrs M Tullier; 1490-1 Mr & Mrs P Guillemot

Issue:

- *Whether it is appropriate to develop either of these sites for housing*

Conclusions

- 4.84 J & D Norman (826) seek a residential development on a former sand pit that has a 17 metre wide frontage to Rue de la Ronde Cheminee to the south with the recreational area off Port Soif Lane/Port Soif Road to the north. It is argued that the road frontages other than to the coast road have been wholly developed apart from this frontage gap, including clos extending back from the frontages to the west, so that a similar development would be entirely appropriate. Such a development would not impinge on the recreational/nature trail around the open space and any pedestrian access via the land to link from Rue de la Ronde Cheminee to the recreational area is unauthorised. As the land is derelict it is argued that it should not be designated AHLQ. The further representors

(1321, 1327, 1328, 1341, 1343, 1348 and 1491) stress the natural state of the land and its contribution to the wildlife of the general locality. There are concerns over flooding if the land is developed, given that a balancing pond is already necessary on the adjoining recreational area and that the site is partly at a higher level than some adjacent residential curtilages. Finally, privacy concerns arising from creation of an access to Rue de la Ronde Cheminee and traffic issues are also raised.

- 4.85 I suspect that it would be possible to resolve highway and drainage issues through the application of Policies RGEN7 and RGEN12 and Policy RGEN11 would also address privacy. The key issue is therefore the principle of any development of this land. I note that in the sandpit was last worked in the 1960s and the adopted RAP Phase 1 Plan zones the great majority of the representation site as Green Zone 1, land of special environmental importance. While there is not a direct read across to the AHLQ designation of the Draft RAP Review, I have no doubt that the land is correctly designated as it forms a continuation of the land to the north with a clear mielle or dune character as is evident on the air photo. Indeed it may demonstrate the character better than the area which has been ‘enhanced’ by the States. In landscape terms the fact that some of the existing land form may result from unauthorised tipped rather than original material does not alter this perception. In relation to the estate development sought to replicate developments undertaken prior to the inception of the present locational strategy, it does not have a direct bearing whether the land is AHLQ or not as I have endorsed the approach of the Environment Department that there is neither need nor justification estate development outside the UAP. Given my recommended modification that would permit limited infilling in very carefully constrained circumstances, the designation might have some significance for the 17 metre strip alone, but I can see no case for exempting this strip from the AHLQ designation. There is visual continuity and the strip provides a wildlife corridor through to a tongue of marais AHLQ that touches Rue de la Ronde Cheminee opposite, even if as yet there is no authorised pedestrian link. Thus, I cannot see any justification for any further modification to the policies of the draft Plan or to the Proposals Map that might facilitate residential development of this land.
- 4.86 As for the land subject to Representation No 1258, this is a derelict former vinery argued to be too small for continued use (0.57 acres/1 vergee). Development of a small number of dwellings is suggested as the means by which the land could be cleared and enhanced. Access would be via a right of way through intervening vinery or former vinery areas to Rue de la Ronde Cheminee. As the land could not be construed as infilling, the minimal impact formulation referred to in paragraph 4.16 above was supported. Related further representations (1263, 1266 and 1269) support amended wording for Policy RH1. However, I have rejected the minimal impact formulation and the alternative possibility of site specific housing allocations for reasons given earlier. While this may be a site on which assistance might be necessary to secure reclamation, it is of a size on which grazing should be possible for equestrian if not agricultural purposes according to the advice of the States Agricultural Adviser. Other further representations (1484, 1490) stress continuity with the adjacent wildlife and recreational area and the land subject of Representation No 862. This land is however non-designated on the draft RAP Review Proposals Map and is only zoned Green Zone 3 in the adopted RAP Phase 1. There could be a case for taking this site into the AHLQ given the broad-brush nature of the distinction, but I make no formal recommendation as it was not subject of site specific representations to the

Inquiry and would only be covered by the La Société general representation that all green zone land should become AHLQ (281part).

Recommendation

- 4.87 I recommend that no further modification be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above and that the designation of the land subject of Representation No 862 remain AHLQ.

Land at Rue a Ronces (including Vale part), Castel

Representation: 1376 Mr E L Morgan

Further Representation: 1519 Mrs A L Brehaut & Miss H E Brehaut

Issue:

- *Whether it is appropriate to develop this land for housing*

Conclusions

- 4.88 This modest former vinery area is now almost wholly open, save for remnant walls and a very small remaining section of glass and used for vegetable growing. It is argued that it should be developed for housing because it is too small to be of commercial interest and the frontage to Rue de la Ronde Cheminee has already been developed, as has most of the western frontage of Rue a Ronces. The further representors are concerned over the possible affect on their light and privacy. While such concerns could no doubt be addressed in detail under Policy RGEN11, the site forms part of a wider area of open land that is designated AHLQ to reflect its marais character which stretches to the rear and also covers the opposite side of Rue a Ronces. Thus, even if commercial use may not be viable on the area alone, there would be no reason why it could not be used for rural purposes with adjacent land. Even if not designated AHLQ, development of the site could not be construed as infilling and I have rejected the need for site specific allocations or looser formulations that would enable consideration of such sites for residential development.

Recommendation

- 4.89 I recommend that no further modification be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Les Ruettes, Rue de la Hougue, Castel

Representation: 51 Mr & Mrs L O'Brien

Further Representations: 805 Mr K Simon; 821 Mr & Mrs M S Dean; 863 Mr & Mrs W Briggs; 1563 Mr P Davies

Issue:

- *Whether it is appropriate to develop this area of land for a dwelling*

Conclusions

- 4.90 Although the representation in this case sought 'change of use' from an industrial unit to a residential local market dwelling much of the evidence at the inquiry from both the

representors and the further representors was directed to the question of whether the industrial use is authorised and whether the building is capable of being upgraded for that use rather than converted to or redeveloped for a dwelling. The representation might therefore have been addressed under either Policy RE7 or possibly as conversion under Policy RCE14, but given the original representation and the doubts over the adequacy of the existing structure, I have addressed it at this point in my report.

- 4.91 It would seem that during the period that Mr & Mrs O'Brien occupied the neighbouring dwelling known as 'Avray' the building, described currently by the Cadastre as a garage/workshop, was used as the maintenance base for Herm Ferries and photographs provided by Mr & Mrs O'Brien demonstrate use in connection with maritime activities. However, in the 19 years since Mr & Mrs Dean have occupied that property the use has been much more limited and argued by a number of the further representors to have been essentially for storage only. Such a reduction in activity does not necessarily mean that an industrial use has been abandoned. Conversely, although there was reference to an earlier use as a workshop for a carpenter's business, the Inquiry was not presented with definitive proof that an industrial use was subsisting at the time that the Island Development Law 1966 came into force. Some further representors argued that there may have been a mixed use in being during Mr & Mrs O'Brien's residential occupation of 'Avray' with administration undertaken in the house.
- 4.92 A development plan Inquiry such as this is not an appropriate place in which to establish such matters beyond doubt, but on the assumption that there is an authorised industrial use, any upgrading for that use would be covered by Policy RE7. It appears, however, that the former Island Development Committee took the view that a scheme in summer 2003 for upgrading involving re-cladding with matching corrugated iron, replacing the timber framing as necessary, would have required planning permission as amounting to re-building. The 2003 scheme would not appear to have involved as substantial works as illustrated on plans dated 1998 that were submitted to the Inquiry. Those plans appear to show a new building. It is not my role to judge the correctness of the judgement made in 2003, but that such a judgement was made would appear to call into question the likelihood of being able to meet the test set by Policy RCE14 b), namely that *'the building is of sound and substantial construction capable of conversion without extensive alteration, re-building or extension.'* In addition, the site is within the AHLQ designation where c) also has to be addressed. I have not recommended any substantive modification to the terms of Policy RCE14, so as the building is perhaps typical of those found in many places on former vinery sites, I am not convinced that it would be seen as a building either of architectural or historic character or making a positive contribution to the character of the rural environment, although it is fairly well screened by trees and hedging on a generally inconspicuous site.
- 4.93 Most of the other concerns expressed by the further representors related to arguments that Les Ruettes is not suitable for serving a fifth dwelling, irrespective of what traffic may have been generated in the past. From my site visit, I am not convinced that there would be a significant problem, particularly as some upgrading has recently taken place, but this would be a matter for consideration under Policy RGEN7 were the principle of such development to be favourably considered. Similarly, wildlife considerations would need to be addressed under Policy RGEN3. However, as it does not seem that the proposal would meet the tests of Policy RCE14 and the site is in my view rightly designated

AHLQ and a change could not be made in isolation from a wider area, I can see no grounds on which to recommend any modification to the draft Plan or Proposals Map that might facilitate development of a dwelling.

Recommendation

- 4.94 I recommend that no further modification be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at corner of La Hougette Road and Rue De La Hougue, Castel

Representation: 60 Mr & Mrs H J Le Tissier

Issue:

- *Whether it is appropriate to develop this area of land for a dwelling*

Conclusions

- 4.95 From the statement presented to the Inquiry by Deputy Le Pelley, it is clear that the site subject of this representation was formerly occupied by a glasshouse used for commercial purposes and that it was not demolished and the land turned over to amenity use related to the neighbouring bungalows until after the Island Development Law 1966 came into force. The authorised use would therefore appear to horticultural/agricultural, a matter that no doubt underlay past decisions to place the site within Green Zone 3 on the Rural Area Plan Phase 1 and to refuse planning permission for a retirement dwelling.
- 4.96 At least one of the adjoining bungalows was built on land also occupied by glasshouses and the other bungalow was the dwelling linked to the original vinery. The question is whether the past decisions have rendered the corner plot of no further use for rural land uses given its limited size and isolation by highways from most other land outside residential curtilages. If this were so it could be land to which Policy RCE6 might apply, so that there would be a means available to secure a regularisation to a use within a residential curtilage. Although on a corner site the degree of openness is greater than might otherwise be the case, the land might otherwise be construed an infill plot between the adjoining bungalows to the west, which like the representation site are non-designated, and the property on the opposite side of Rue de la Hougue. However, there is further paddock or vinery land to the north. Thus, the isolation of the site from other land that could have a continuing open rural use is not total. What the representation seeks would seem therefore very much on the borderline of what might be acceptable under the infilling modification that I recommended in relation to Policy RH1.

Recommendation

- 4.97 I recommend that no further modification be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Les Jardin des Ruettes, Castel

Representation: 68 Mr & Mrs H Blanchard

Further Representation: 1158 Mr R J Paisley

Issue:

- *Whether it is appropriate to develop this area of land for a dwelling*

Conclusions

- 4.98 Again like the previous representation site, the evidence presented to the Inquiry by Deputy Le Pelley is that the glasshouses of the former vinery were taken down in 1987 so that the authorised use of the land would appear to be horticultural or agricultural. In this case the land is designated AHLQ and it is acknowledged that the land provides a good open vista to the escarpment above and beyond Kings Mills. The small parcel of the larger area currently mown for amenity purposes on which a dwelling is sought is adjacent to the neighbouring property and would have least impact on that vista. Although it is argued that the plot alone would not be of interest for agriculture or horticulture, the total area that is not enclosed as a private garden would seem to be of a size that ought to be useable for equestrian grazing and perhaps even for cattle grazing. Moreover, the gap between the two dwellings on either side of the corner at the road junction is greater than would normally be regarded as an infilling site and, being within AHLQ, would not in any event be within the terms of the infilling modification that I recommended in relation to Policy RH1.
- 4.99 Mr Paisley supports the policies of the Strategic & Corporate Plan that lead to the policies in the RAP under which this development would be resisted and also considers that development would be harmful to the rural character, by implication supporting the AHLQ designation. He also raises traffic concerns in relation to the Ruelle Tranquille and the road junction and possible overlooking. These would be a matter for consideration under Policies RGEN7 & RGEN11, but I do not consider that there is any case for modifying the plan to give more favourable treatment to this representation site.

Recommendation

- 4.100 I recommend that no further modification be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjoining Vazon pumping station, Rue de la Mare, Vazon, Castel

Representations: 374 Mr & Mrs G Durman and Mrs S Durman; 765 Mrs P D Sarre

Issue:

- *Whether it is appropriate to develop this area of land for residential purposes*

Conclusions

- 4.101 The Durmans (374) argue that their field is too small for agriculture and is currently used only as a domestic allotment and for burning rubbish. It could be appropriately developed to provide two good-sized dwellings for adult children who could not otherwise afford to purchase houses in their home parish. I have addressed the issue of dwellings for families in my general comments on Policy RH2. This area of land may be towards the lower end of size that would be likely to be used for agricultural or equestrian purposes, but at the same time it is contiguous with open land to the rear, albeit separated by a line of trees. Moreover, its width would accommodate more than two dwellings at densities common in the locality and it only has the modest public utility building on its northern boundary. Thus, although the land is non-designated and it is within the general area of Albecq, I do not consider that its development would fall within the strict

definition of infilling that I have recommended, but on the contrary there would be a material affect on the openness of the rural area.

- 4.102 Mrs Sarre's land is of a much more limited size (765) on the other side of the public utility building. It is at the rear of La Mare Cottage where there is currently a glasshouse, seemingly used for domestic purposes. Although a bungalow has been developed in backland a short way to the north, I would not regard development in the backland as constituting infilling as it would be extending built-development outwards into the open area that contains La Grande Mare Golf Course. If it were possible to fit a dwelling in between the end of Terrace cottage and the public utility building, as would arguably be possible under the policies of the adopted RAP Phase 1, then I would accept that would represent genuine infilling.

Recommendation

- 4.103 I recommend that no further modification be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land between Diffushi and Sundra, Vazon Coast Road, Castel

Representation: 61 Mr J Lihou

Further Representation: 1319 Mr & Mrs G Riley

Issue:

- *Whether it is appropriate to develop this area of land for a dwelling*

Conclusions

- 4.104 This is a house-sized plot of land surrounded on three sides by residential properties – dwellings on either side fronting the coast road and a staff accommodation block for La Grande Mare Hotel to the rear, apparently containing 17 units of accommodation, with a further similar block to follow. Services including mains drains are available. The land is non-designated and on my site visit I noted that the plot is simply an area of cut grass of a classically infill nature that would not seem to have any likely use if not accepted for building other than as an atypically larger garden for one of the adjoining dwellings. As described as a “field” it may technically have an agricultural use dating from the time that the land to the rear, now part of La Grande Mare complex was in agricultural use, though the evidence was that it had been severed from that land prior to the recent development of the staff accommodation. The Environment Department, though accepting that the plot was now severed from other open land, sought to resist any concept of infilling to avoid precedent leading to ‘floodgates being opened’.
- 4.105 Mr & Mrs Riley supported the Environment Department approach of an absolute prohibition of infill development and also expressed concern over the potential effect on their property, ‘Diffushi’, to the south. When they acquired ‘Diffushi’, it had open land on three sides with the dunes, coast road and sea in front, agricultural land to the rear and the representation site to the north. While I have every sympathy with the concern of Mr & Mrs Riley, it seems to me that the situation has been brought about by the action of the former Island Development Committee in granting planning permission for the staff accommodation for La Grande Mare immediately to the rear of these properties, thereby isolating the representation site. While the staff accommodation is at a lower level, so

that it is not intrusive in the vista along the coast road, neither is the representation site. Thus, I do not consider that construction of a single dwelling on it would have any material bearing on the conservation and enhancement of the rural environment nor on openness. Travellers on the coast road are not conscious that there is a gap and the ribbon of development would not be extended. While the operation of Policy RGEN11 would need to be considered, given the fenestration and layout of both adjoining properties I do not consider that a carefully designed and located dwelling need be detrimental to the neighbouring amenities. Finally, as argued in relation to the generality of Policy RH1, I do not consider that the very carefully constrained infill policy that I recommend would lead to any opening of floodgates.

Recommendation

4.106 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Rue du Marais, Castel

Representation: 280 Edward Cooper

Issue:

- *Whether it is appropriate to develop this area of land for a dwelling*

Conclusions

4.107 Mr Cooper argues that this parcel of waste land, which appears to have been subject to quarrying in the past, should not be part of the AHLQ because many of the trees on and around the site are dead. Rather it is regarded as suitable for a dwelling like that opposite or on adjacent land to the west. While Mr Cooper's desire to build an energy efficient dwelling is to be commended, from my site inspection I do not share his judgement as to the suitability of this particular site. It does not directly abut the built up area of Richmond in St Saviour's but is rather separated by a further area of scrub covered hillside and the development opposite is of a widely spaced nature. Thus, I have no doubt that on a broad-brush basis the land rightly is included in AHLQ as part of the escarpment rising up from the marais at this point. Indeed were there to be any variation in the boundary in this locality a case could be made for an extension of AHLQ north of Rue du Marais. However, the designation does not alter the operation of Policy RH1 in a context such as this and I can see no modification to either Policies RH1 or RH2 that would facilitate the development of this site without opening the feared floodgates. Simply to argue against harm to the landscape would be very subjective test. The site is neither within a built-up area nor in any sense an infilling plot and while re-use for agriculture may not be likely given the nature of the site, other rural uses are referred to in relation to Policy RCE5. As to the more general issues raised, I am bound to have regard to the policies of the Strategic and Corporate Plan that seek to steer the majority of development to the UAP area. I have recommended minor modifications to Policy RH1 that would provide a little more flexibility but still within that overall objective.

Recommendation

4.108 I recommend that no further modification be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at La Souffleuresse, Rue du Hamel, Richmond, Castel

Representation: 339 Mr A Whitmore

Issue:

- *Whether it is appropriate to develop this area of land for a dwelling*

Conclusions

4.109 Although close to the foregoing representation site, this land is terraced sloping garden land wholly within the built-up area of Richmond, surrounded on all sides by residential properties. I have no doubt that the land would rightly be construed as an infill plot under the modification to Policy RH1 that I have recommended, though the narrowness of the plot along the frontage to Rue du Hamel and the changes in level within the site and on its boundaries do not mean that achieving an acceptable development would be easy or indeed necessarily possible. Such matters would have to be addressed under policies such as RGEN5, RGEN6 and RGEN11.

Recommendation

4.110 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at the rear of Westwinds, La Mare Road, Vazon/Albecq, Castel

Representation: 78 Mr & Mrs T R Duquemin

Issue:

- *Whether it is appropriate to develop this area of land for residential purposes*

Conclusions

4.111 This area of land was used by the representors as a horticultural growing unit up to 1978 and then for a time the glass was rented out, but it is claimed that there are now no longer any willing to utilise the small scale glasshouse premises. The land has a frontage to Clos de Petits Puits from which it is well screened as well as a separate access to the south of the bungalow. At a comparable density to the Clos, it would probably accommodate 2 dwellings. It is non-designated within the Albecq built-up area and appears wholly surrounded by residential properties. Thus, in terms of the infilling modification to Policy RH1 that I have recommended the issue would turn on whether the land is of sufficient size and nature that it could realistically be expected to have a future horticultural, agricultural or other rural use given its urban location. I would expect such a judgement to be capable of being made on a relatively straight-forward basis on the advice of the Commerce & Employment Department.

Recommendation

4.112 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Rue de la Hougue adjacent to La Petite Hougue, Vazon/Albecq, Castel

Representation: 134 Mr A J Guille

Further Representation: 1042 Mr & Mrs H Salter

Issue:

- *Whether it is appropriate to develop this area of land for residential purposes*

Conclusions

- 4.113 The site in question is a rectangle enclosed by stone walls set well below the Rue de la Hougue. Land is acknowledged to have been formerly in vinery use, but other than the surrounding walls the land has been substantially cleared above ground level. The representors argue that the costs of clearing remaining walls and foundations render any return to agriculture uneconomic and that a dwelling would not be intrusive in the landscape. Conversely, the further representors wholly support the restrictive policies of the draft plan and consider that the land is rightly designated AHLQ as it forms part of a well-wooded slope rising up the side of the Hougue.
- 4.114 Given the change in levels, I accept that a dwelling on the site would be relatively inconspicuous, but this does not affect my judgement that the site is rightly included in the AHLQ as it clearly forms part of the rising ground outside the general limits of the settlement at Vazon/Albecq and there is a commanding view across the site over the settlement to the sea. I also accept that given the relatively small size and enclosed nature and the fact that it probably abuts curtilages that have some element of residential occupation, the economics and indeed potential for reclamation for agriculture look poor. Nevertheless, I have endorsed Policy RCE5 as the proper approach towards derelict vinery sites even if States contributions may sometimes be necessary and I do not consider that development of the site could in any sense be construed as infilling even were such to be contemplated in AHLQ contrary to my recommendation and the views of the Environment Department.

Recommendation

- 4.115 I recommend that no further modification be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Maydew Vinery, Route du Tertre, Albecq, Castel

Representation: 798 Mr R G Philips and Mr D Guille

Issue:

- *Whether it is appropriate to develop this area of land for a dwelling*

Conclusions

- 4.116 This representation concerns a small overgrown triangle of land containing the remnants of former vinery structures. There is a larger derelict area to the rear and some remaining glass not used commercially and a parking area east beyond which is a large residential building. The desire is to build a dwelling for a family member. The site is within AHLQ outside the built-up area of the settlement and development could not be construed as of an infill nature. While I have sympathy with the desire to house family members, like the Environment Department I cannot see any possible modification to either Policy RH1 or RH2 that would permit this aspiration to be achieved without opening the feared floodgates to scattered and uncontrolled development.

Recommendation

4.117 I recommend that no further modification be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at La Mare Estate, Vazon, Castel

Representations: 81 Mr & Mrs T C Henry; 998-9 Mr A Trump

Further Representations: 1533-4 Mr F Raffray; 1541-1543 Mr S F Hicks

Issue:

- *Whether it is appropriate to develop any of these areas of land for residential purposes*

Conclusions

4.118 Mr & Mrs Henry propose two plots for development on either side of the estate road, both approximately some 200ft x 75ft in size. All services are available. The plot on the northwest side of the road was formerly occupied by glasshouses but these have been cleared though some walls remain in an overgrown area. Other former glasshouses that formerly adjoined the site have been cleared and there is now an open vista to the sea across the golf course from beyond the last dwelling. Although the land is non-designated it lies on the edge of Albecq. In my judgement, it could not thus be regarded as an infilling plot as development would extend the built-up area out into the open area towards the golf course. The plot on the south-east side of the road is still occupied by glasshouses. Although of timber construction and by no means in perfect condition, these are still producing some crops. There are two dwellings further down the road. Under past Rural Area plans prior to those currently in operation, development was apparently contemplated before rejection by the States. With the frontage of representation site No 999, there could be an argument for infilling. However, representation site No 999 extends in depth to the rear of this part of site No 81. Together the sites must be regarded as an area with potential for estate development if land is to be used efficiently. For reasons given earlier in this Chapter, I do not consider that there is any current case for designating new areas for estate development within the RAP.

4.119 Mr Trump's representations relate to two distinctly different areas. No 999, as already alluded to, is a substantial area of land which is now largely an open grassed area following clearance of the glasshouse shown on the base map. The Inspector for the Inquiry into what is the current adopted RAP Phase 1 recommended that the area be allocated for residential development with a capacity of 14-22 dwellings but, following a Requête from Deputy Barrett expressing concern in particular over the width of the access, that recommendation was rejected. Mr Trump only seeks 4-6 dwellings, but while that might reduce highway concerns, it would not overcome the strategic policy steer from the Strategic & Corporate Plan to concentrate the majority of new development in the UAP, which means that any estate development in the RAP cannot be justified. The lesser density would also imply a less efficient use of land, while the area is clearly of sufficient size to be of use for rural purposes and has a boundary with other open land.

4.120 Conversely, the site of representation No 998 is a clearly defined infilling plot closer to the junction with La Mare Road which received planning permission in 1990. This permission then lapsed yet the land is indicated on the current RAP Proposals Map as a housing site although anomalously also shown within Green Zone 3, apparently because of complications arising from giving effect to the Requête. Although Mr Hicks lodged further representations against all these representations, at the Inquiry he made clear that he was not against a single dwelling being infilled on the site of representation No 998. The further representations otherwise concentrate on concerns over the adequacy of the access for substantial development, concerns over drainage given the low lying nature of the locality notwithstanding the provision of mains drainage and supporting the strategy of the plan to conserve and enhance the rural environment by concentrating development at St Peter Port/St Sampson's. Consistent with my general conclusions, I support the approach of the further representors and the Environment Department against estate development, while my recommendation supporting strictly defined infilling would enable the anomalous situation of the site of representation No 998 to be resolved.

Recommendation

4.121 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above in relation to Representation No 998, but that no further modifications are made to the plan in relation to these representations.

Land at the rear of Chez Nous, Rue de la Mare, Vazon/Albecq, Castel

Representation: 103 Mr & Mrs B H Corbin

Further representations: 585 Mr Mark Langlois for B R Langlois & Sons; 634 Mr P Thome; 728 Mrs L Doel; 769 Mr & Mrs G Cox; 928 Mr & Mrs T V Tostevin

Issue:

- *Whether it is appropriate to develop this land for residential purposes*

Conclusions

4.122 I have already addressed Advocate Perrot's generic representation advanced in support of representation No 103 at paragraph 4.16 above. I can appreciate his arguments that the RAP Review goes further than is required by the relevant policies of the Strategic & Corporate Plan (eg SP3, SP6 and SP6A) in seeking to preclude all new housing unless for a narrowly defined category of social housing and that land-owners ought to have the ability to have proposals for modest developments considered on their merits. However, I concluded that the suggested additional caveat to Policy RH1 would be far too open-ended in the absence of locational criteria thereby leaving decisions far too much to potentially subjective judgements. I also concluded that limiting such possibilities to 1 (or 2) dwellings could encourage wasteful use of land or, as the Environment Department pointed out, could encourage progressive subdivision to seek to make use of such a concession. Nevertheless, although I was not persuaded to recommend any further modification to Policy RH1 that might facilitate development of this land, I accept that there is a lack of consistency in the in principle opposition from some nearby residents who are themselves only resident because of previously more permissive planning policies and that the adjacent growers had also benefited from such policies in respect of nearby land in the past.

- 4.123 The argument of Messrs Langlois (585) is that they operate a profitable horticultural enterprise producing Capsicums for the UK market and as the representation site which adjoins their glasshouses site was formerly a vinery and they are looking for expansion, the land should not be withdrawn from horticultural use, even if only for one dwelling, in view of its size. As I have rejected any modification that would facilitate development of the whole area, it would remain open to these further representors to seek to acquire part or all of the land. As for the remaining further representors (634, 728, 769 and 928), in addition to supporting the draft Plan's interpretation of the Strategic & Corporate Plan, all are concerned that the area is a flood reservoir at times when the streams and ditches back-up at times of high tides, onshore gales and heavy rain and that built development could both remove the reservoir function of the open land and worsen problems. Some are also concerned that presumed dwelling location might harm privacy.
- 4.124 For my part, I am satisfied that any flooding issues that might arise in respect of development, whether for glasshouses or a dwelling, could be addressed under Policy RGEN12, while privacy could be maintained under Policy RGEN11. However, notwithstanding its unallocated status within a broadly built-up location, as the land area is of significant size and predominantly of a backland nature, I do not consider that it could be considered as an infilling site, even were its current status as horticultural land to be set aside. Thus, I do not recommend any modification of policies to facilitate its development wholly for residential purposes.

Recommendation

- 4.125 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Retot Lane between Ocean Villa & Ciel D'Or, Albecq, Castel

Representation: 111 Mr & Mrs P G Skillett

Further Representation: 995 Mr D C H Whitworth

Issue:

- *Whether it is appropriate to develop this land for residential purposes*

Conclusions

- 4.126 This site was again subject of Advocate Perrot's generic representation. The further representation supports the Policies of the RAP Review arguing, as does the Environment Department, that the suggested addition to Policy RH1 would remove certainty and produce a lack of transparency and consistency in decision-making. For such reasons I have rejected the approach of the generic representation as detailed more fully above. As this is non-designated land within the perimeter of Albecq, the issue of possible infilling potential must be considered in the light of my recommended modification. However, although the width of the site is equivalent to that of the two properties to the north, it is much deeper and has a boundary with other open land. As a largely cleared former horticultural site it would therefore appear to have clear potential for open rural uses, at very least as grazing land.

Recommendation

- 4.127 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land off Clos de la Cache, Albecq, Castel

Representations: 257 Messrs M J & W Le Page; 288 Mr C Le Page

Issue:

- *Whether it is appropriate to develop either of these areas of land for residential purposes*

Conclusions

- 4.128 Advocate Green, on behalf of the representors of site No 257, argued that provision of a dwelling on this piece of land to the south of the access from the Clos could be construed a form of infill development which would help meet the need for affordable dwellings in the rural area rather than seeking to force all occupiers of lower priced properties into the Urban Area. He suggested that a water-tight policy for infilling could be devised that would not lead to floodgates being opened contrary to the arguments of the Environment Department. It was also argued that the land in question formed part of the vinery that had been developed into Clos de la Cache 17 years previously and that because it had been deeply filled with hard core the land is of no use for agriculture. The other piece land that Mr C Le Page (288), a cousin of the other representors, sought to develop for a house for his son and family is to the north of the access and is part of a wider area of open land that extends back to his house on Le Retot to the east. He argued that family self-help could avoid need for States action under Policy RH2.
- 4.129 Although I do consider that it is possible to devise a watertight infilling policy and have so recommended, I do not regard the site of representation No 257 as in any way falling within that definition, notwithstanding its non-designated status. Rather any built development on that land would be extending development out into the wider area of open land to the east. Moreover, if the land served an ancillary purpose to the former vinery now developed for housing, this land appears still to be serving such a purpose in relation to the housing area (or other nearby housing) today as the area contained defined areas of parking at the time of my visit. If the land is developed for an additional dwelling, presumably this use would be displaced. As for the site of representation No 288, this projects even further out into the open land. The land may be more marshy than the generality of the separately fenced meadow which is used for goat grazing. However, I can see no justification for a modification that might facilitate the development sought. I have addressed the issue of family housing earlier in this chapter.

Recommendation

- 4.130 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Le Rocre, Retot Lane, Albecq, Castel

Representation: 330 Mrs D R Wells

Issue:

- *Whether it is appropriate to develop this land for residential purposes*

Conclusions

- 4.131 Mrs Wells seeks to add a small dwelling that might enable the main house to be re-occupied for family use once again or to be subdivided, while she could continue to reside in the community where her family had been for several generations. While the

proposal was described as infilling within a non-designated residential curtilage, at the Inquiry it transpired that what might be intended would be more accurately described as backland development. In addition, although the land may have been in residential use for 23 years, it was not clear whether there had been any formal change of use from a previous vinery use. The Environment Department advocated use of the Dower Policy RH5 or the subdivision Policy RH3 if the existing house is regarded as too large for current needs.

- 4.132 While the site may well be secluded, the nature of the development sought may well fall outside the tightly defined definition of infilling that I have recommended as land east and north of the site appears to be in vinery rather than residential use. Whether or not ancillary residential curtilage development might have been sanctioned on the envisaged site would not alter that judgement and the Environment Department cautioned over difficulties with backland development irrespective of the principle. I do not consider that the definition of infilling could be widened further without risking opening the ‘floodgates’ as feared by the Environment Department. Thus, if the development sought could not be accommodated within its terms or those of RCE14, then I would agree with the Environment Department that use of RH3 and/or RH5 would appear to be the only appropriate options available.

Recommendation

- 4.133 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Eastleigh, Retot Lane, Albecq, Castel

Representation: 92 Mr P E Chick

Issue:

- *Whether it is appropriate to develop this land for residential purposes*

Conclusions

- 4.134 The argument in support of residential use of this land is that clearance of the derelict glasshouses would best be achieved through development of a modest clos of 2 or 3 dwellings as it is uneconomic to clear the glass and seek to return land to agriculture. This is the central issue addressed by Policy RCE5 that I have endorsed in Chapter 3. In my judgement, it is essential that the principle that horticultural sites are agricultural land is not in any way diluted if suburbanisation of the Island is to be avoided. This may mean that a new States scheme for assisted clearance has to be devised and I am aware that the States are shortly to receive a further report on potential costings. In this case, although the site is unallocated within Albecq, it adjoins other open land or vinery sites with a potentially significant total area. Thus, there ought not to be a problem in securing an open agricultural or equestrian use once reclamation is achieved. Development of the site would certainly not fall within any accepted definition of infilling.

Recommendation

- 4.135 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Marland in front of Rustlings, La Giffardarie, Albecq, Castel

Representation: 418 Mr & Mrs L J Walsh

Issue:

- *Whether it is appropriate to develop this land for residential purposes*

Conclusions

- 4.136 In contrast to the previous representation, this plot of land is in an obviously infill context and indeed is acknowledged to have been occupied by a dwelling known as ‘Marland’ between 1928 and 1975. This dwelling was shown on the plan granted planning permission in the 1970’s for the additional dwelling, ‘La Giffardarie’, to the rear of the site, so that permission has been given for two dwellings on the combined area. A 1988 rejection of planning permission was based on detailed issues related to ‘La Giffardarie’ being put again in a backland situation and the fact that some dwellings nearby have spacious surroundings, rather than the principle of development. However, the site is now zoned Green Zone 3 in the current adopted RAP Phase 1 and for that reason a 1998 attempt to secure planning permission was not pursued. The representors seek to create the additional unit once again to house a family member.
- 4.137 As the land is unallocated and clearly within a built-up area, I cannot see that any planning objective is served by seeking to retain an a-typically large undeveloped front garden area as this does not contribute to the general openness or character of the rural environment. This does not necessarily mean that replacing the original dwelling would necessarily be easy as there are issues of privacy for ‘La Giffardarie’ and overlooking from neighbouring properties to consider. However, the representors indicated that they were not necessarily seeking to replicate ‘Marland’ but would consider other locations on the plot. From evidence put to me and my site visit, many of the dwellings in the locality, such as the bungalows opposite, have plots as modest as would arise were there were to be two dwellings once again on the combined area. Thus, it seems to me that this is the kind of site that would fall within the strictly limited infilling policy that I have recommended at paragraphs 4.22-4.24. Whether the principle of development could be realised would turn on the application of policies such as RGEN5, RGEN6 and RGEN11.

Recommendation

- 4.138 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Rue des Belles off Rue de la Porte, Kings Mills, Castel

Representation: 82 Mrs Belloeil

Issue:

- *Whether it is appropriate to develop this area for residential purposes*

Conclusions

- 4.139 This area of about 0.5 verges (0.2 acres) is situated within a stone-walled enclosure at the rear of a cottage on the edge of the Kings Mills Conservation Area. The former glasshouses have now been largely cleared and the land partially reclaimed as amenity

land. Development would be relatively inconspicuous because of the high stone walls. The Environment Department made clear that the Conservation Area policy in the draft RAP Review would not in principle rule out development unlike under Policy H14 of the adopted RAP Phase 1, but that Policy RH1 would because new development would be involved whether or not the land might be brought within a residential curtilage under the terms of Policy RCE6.

- 4.140 I can sympathise with the desire for elderly residents to minimise maintenance burdens and to make good use of the land. Moreover, the stone wall dividing the area off from the potato field to the north might make incorporation into the broad swathe of agricultural land to the north-west less likely. Nevertheless, the particular representation site is on the edge of the village. Its development could not therefore be seen as infilling but rather would extend the area of built-development into the open countryside beyond.

Recommendation

- 4.141 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Les Grandes Rocques, Castel

Representations: 102 Miss D Carey; 41 Mr & Mrs B Torode, Mr & Mrs L Higgins, Mr & Mrs S Brehaut

Further Representations: 662-3 Mr & Mrs P Humphrey

Issue:

- *Whether it is appropriate to develop either of these areas of land for residential purposes*

Conclusions

- 4.142 I have already addressed Advocate Perrot's generic representation advanced in support of representation No 102 at paragraph 4.16 above. While I can appreciate his arguments that the RAP Review goes further than is required by the relevant policies of the Strategic & Corporate Plan (eg SP3, SP6 and SP6A) in seeking to preclude all new housing unless for a narrowly defined category of social housing and that land-owners ought to have the ability to have proposals for modest developments considered on their merits. Nevertheless, I concluded that the suggested additional caveat to Policy RH1 would be far too open-ended in the absence of locational criteria thereby leaving decisions far too much to potentially subjective judgements. I also concluded that limiting such possibilities to 1 (or 2) dwellings could encourage wasteful use of land or, as the Environment Department pointed out in response to another broadly similar representation, could encourage progressive subdivision to make use of such a concession.
- 4.143 The representors for the adjoining site No 41 made a much more site specific case, arguing that the policies of the plan do not provide the financial means to effect total clearance of the former glasshouses, that the soil is sandy and ill-drained so that reversion to agriculture would be unlikely, even if financially feasible, and that contamination of the soil by glass makes the land unsatisfactory for grazing. Thus, as one alternative, they see conservation and enhancement being achieved by development for 3 or more dwellings in line with the prevailing density of the locality. The area was acknowledged

to be around 2.5 verges in size (1 acre) and the area of representation No 102 is appreciably larger. Thus, at the prevailing density in the area at least 10 or so dwellings would be provided on the combined area were policies to be modified in a way that would release the land for development. The representors for No 41 sought a site-specific zoning for development. For reasons given above in relation to the adequacy of the strategic provision, I do not consider that such an approach could be justified in respect of any site in the RAP area and if it were adopted for site No 41, it would clearly also have to be applied also to site No 102, as the two areas form a continuous area of similar character in a non-designated locality relatively close to the Cobo Rural Centre.

- 4.144 As for Mr & Mrs Humphreys further representations, they essentially support the Environment Department's case against any relaxation of Policy RH1 that would facilitate the development of either site on strategic grounds, a case that I have endorsed, while their ongoing drainage concern would be addressed under Policy RGEN12 were the strategic context to alter. In the absence of policies to facilitate beneficial development, the land may be such as might need to benefit from a renewal of States assisted clearance if the objective of conservation and enhancement is to be achieved. However, once reclaimed the ability to use areas of this size and location for grazing is evidenced on the nearby site subject of SNCI representations (305).
- 4.145 At the Inquiry, the representors for site No 41 canvassed an alternative possibility of developing the site for workshops, arguing that as a vinery and base for glasshouse construction the site had an industrial past. As far as the vinery use is concerned the legal definition of glasshouses would preclude that interpretation. I address the arguments for additional allocations for industrial use under Policy RE7 in the following chapter of my report, but suffice say here that I was not persuaded of an immediate justification for making additional provision outside the UAP area, albeit that the position ought to remain under review until such time as the Commerce and Employment Department has completed its sectoral assessments and the land-use implications have been assessed.

Recommendation

- 4.146 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above, nor to Policy RE7.

Land adjacent to Le Villocq Estate, Castel

Representation: 65 Island Development Ltd

Further Representations: 619 La Société Guernesiais; 770 Mr C N Fish; 939 Le Villocq Estate Residents Association; 963 Mr H Bromley

Issue:

- *Whether it is appropriate to develop this area of land for residential purposes*

Conclusions

- 4.147 For Island Developments, it was argued that the land is not good agricultural land because of rubble left on the land when Le Villocq Estate was built that it has not been possible to secure a grazing tenant since 2001. In their view the wetland habitat, which is claimed to be concentrated in the southernmost field, only arose from the diversion of a spring onto the land when the estate was built. The intention would be to build sheltered

housing on the land, whether or not there is States involvement in order to meet the need for such accommodation in the rural parishes. It was argued that the site is well-located as there is a surgery and a shop in L'Aumone and public transport routes and Saumarez Park nearby. The access road could run through the area of the wetland which is most infested with Japanese Knotweed while keeping other development off that land and concentrating built development to the north. In this way use of the Le Villocq Estate road could be avoided to overcome the resistance of the residents association, although the road was claimed to have been constructed to its current width to allow for further development.

- 4.148 For the further representors, La Société (619) argued that the development would destroy the integrity of the SNCI with the whole area being regarded as valuable and indeed extending further north than indicated on the Proposals Map. The role of the land as an open buffer was also highlighted. I have recommended in Chapter 3 that the error in the extent of the SNCI should be corrected. The unsympathetic management currently taking place should not be used as an excuse for development contrary to Policy RCE4. The Residents Association (939) disputed aspects of the history which had been recounted, suggesting that the area had always been one of wetland, and stressed that they would resist use of the private Le Villocq Estate roads because of their concerns over the traffic implications not just in the immediate vicinity of the development but where traffic would have to gain access to main roads. The ability to achieve even the revised layout without their agreement was disputed. Mr Bromley (963) and Mr Fish (770) supported these concerns and stressed that arguing for sheltered housing would not avoid traffic generation. For the Environment Department, it was argued that there is no statistical case for estate development in the RAP area (or any relaxation of the Draft policies) and that private sheltered housing would not be able to benefit from Policy RH2. In their view, the proposal would be contrary to both Policies RH1 and RH2.
- 4.149 Although I have recommended minor variations to Policies RH1 and RH2, I have endorsed the judgement of the Environment Department that there is no case for new allocations for estate development in the RAP Review. From my site visit, I share the judgement of La Société that there is no obvious way to distinguish the different fields that make up the SNCI area so all should be protected. While I accept that there may be a need for some kinds of sheltered housing in the RAP area, I do not consider the location proposed here to be a sustainable location given the distance from very limited facilities in L'Aumone. If there is to be such development in the RAP, it should be located within or in close proximity to a Rural Centre where genuine access to facilities could be provided. The wasteful access road arrangements also demonstrate the lack of sustainability about the proposal whether or not Policy RGEN7 could be met. The proposal should be rejected for all these reasons though there is clearly a need to secure better management of the land.

Recommendation

- 4.150 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above other than the correction of the boundary of the SNCI on the Proposals Map.

Land at the corner of Rue du Friquet/Les Baissieres, Castel

Representation: 297 Mr J E Mahy

Further Representations: 820 Mr B Saunders; 845 Mr I M Lamb; 846 Mr C H J Rey; 1392 Mr & Mrs T R Creber; 1485 Mr & Mrs A E Graham

Issue:

- *Whether it is appropriate to develop this area of land for residential purposes*

Conclusions

- 4.151 Mr Mahy argues that there should be sufficient flexibility in Policy RH1 to enable an area of land such as this to be considered for development as it is now unused. Although the land is only of modest size it has the appearance of a tree-lined field and many of the further representors attest to its use for cattle grazing and more recently donkey grazing over the last 40 years. They argue that retention of such areas is of the essence of the conservation and enhancement objective for the RAP. Some also refer to traffic concerns, given the intensity of traffic on the roads at certain times of day.
- 4.152 Policy RGEN7 would enable traffic issues to be addressed if the principle of development were not an issue. In the latter respect, although the area is non-designated and is immediately surrounded by built-development, at the prevailing density of the locality I do not consider that it could be regarded as an infilling plot as it could clearly accommodate well in excess of 2 dwellings. In addition, while the area may be on the small size for commercial grazing, as the Environment Department pointed out there is a continuing demand for recreational or hobby grazing. I can see no justification therefore for any further relaxation to Policy RH1 that might facilitate development of this land.

Recommendation

- 4.153 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjoining Beejays, Courtil Simon Lane, Castel

Representation: 1154 Mr B R Davies

Issue:

- *Whether it is appropriate to develop this area of land for residential purposes*

Conclusions

- 4.154 The land contains an old packing-shed and cistern in front of a reclaimed area used for growing fruit and vegetables for domestic purposes. The structures do not appear to meet the tests of Policy RCE14 for conversion, as the building does not appear to be of sound or substantial construction. However, as the land is non-designated and is a single plot width gap in an otherwise built-up frontage, it would appear to fall within the terms of the tightly defined infill policy that I have recommended be added to Policy RH1, unless because of the rear area and the fact that it adjoins other former vinery land within AHLQ, it were to be held that the entire area still had potential for open rural uses rather than being appropriate for change of use under Policy RCE6.

Recommendation

- 4.155 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Deepdene, L'Aumone, Castel

Representation: 422 Mr C J Brookfield

Issue:

- *Whether it is appropriate to develop this property for mixed uses*

Conclusions

4.156 The present semi-detached property is in use for two flats and with two single-storey retail or commercial units in tandem attached at the side, currently used for a hairdressing salon and balloon distribution. It is immediately west of a petrol station with attached foodstore. The mixture of uses has apparently been in being for 65 years. The representor wished to be assured that the non-designated status would not prevent redevelopment or continuation of the existing uses. The Environment Department gave such an assurance provided that the number of units was not increased. For my part I confirm that I can see nothing in Policies RH1, RE4 or RE7/RE9 (if held to be applicable), that would prevent continuation of the existing uses and the principle of re-building the premises.

Recommendation

4.157 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Cordoree Vinery, Ruelle de la Tour, Castel

Representation: 1344 Mr G Monro

Further Representation: 1558 Mr & Mrs H Joyce, Mr M Renouf, O Keenan and Mr & Mrs A Thorne

Issue:

- *Whether it is appropriate to develop this area of land for residential purposes*

Conclusions

4.158 Mr Monro seeks to erect a dwelling on this substantial former vinery site and thus seeks a relaxation of Policy RH1, perhaps using the minimal impact formulation. The further representors suggest that one dwelling would be a precedent for more and suggest that the site should be used as a trial for a renewal of a States clearance scheme. They also have traffic concerns though those could be addressed under Policy RGEN7. The glasshouses on the frontage of the site have collapsed, though they remain standing at the rear. I have already indicated why the minimal impact formulation should be rejected as it would not give sufficiently clear or transparent guidance and could undermine the locational strategy of the plan. As the site is at the end of a ribbon of development, even the frontage would fall outside any definition of an infilling site. Moreover, being within AHLQ it would be excluded from my recommended policy even were that not so.

Recommendation

4.159 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Greenacres Nursery, Rue du Frie Plaidy, Castel

Representation: 832 Mr & Mrs P R Le Conte

Further Representations: 1375 Mr M Brehaut & Mrs T Brehaut; 1470 Mrs A Dawson-Smith

Issue:

- *Whether it is appropriate to develop this area of land for residential purposes*

Conclusions

- 4.160 Mr & Mrs Le Conte suggest that the frontage of the site should be used to infill 2 bungalows comparable to those to the north and south and that Policy RH1 should be relaxed to allow this through either an infilling policy or a minimal impact formulation. They suggest that it is increasingly difficult to operate a horticultural unit of this limited size and that there is no obvious expansion potential. The further representors argued against such an approach on grounds of precedent, given other derelict vinery land nearby. If horticulture cannot continue they argue for return to agriculture in keeping with the location in a Ruelle Tranquille. The Environment Department also seek to resist any relaxation because of the cumulative impact, even if the localised impact might be limited.
- 4.161 The nursery is still in use and within AHLQ. Both are fundamental reasons why this representation should be resisted. I have rejected the minimal impact formulation for reasons given above. Moreover, even if the land had been non-designated, I consider that the frontage gap is too wide to constitute a genuine infilling plot as it could accommodate at least three dwellings of the nature adjoining and the site also includes land to the rear. I also concur with the view that if horticultural use were to end on such a rural site with common boundaries to other open land, then an agricultural re-use must be the prime alternative for consideration.

Recommendation

- 4.162 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Quatre Saisons, Ruelle des Delisles, Castel

Representation: 199 Mr & Mrs M Young

Further Representation: 787 M J J Rihoy

Issue:

- *Whether it is appropriate to develop this area of land or a part for residential purposes*

Conclusions

- 4.163 Mr and Mrs Young originally sought appropriate policy amendments to facilitate the development of this cleared vinery area that is now grassed and used as an amenity for the dwelling to the west. Using Mr Le Page's proposed amendments, particular reference was made to the suggested policy of allowing one dwelling to be replaced by 2 or that accepting infilling. Mr Rihoy opposed total development but is not against the infilling

of a single dwelling on the road frontage opposite Les Beaucamps School. The Environment Department cautioned against the cumulative effect of any infilling policy and residential use of former vinery land.

- 4.164 The land is non-designated. Had only a frontage plot been at issue, I would have considered that what is sought would fit within the infilling policy which I have recommended as the area of land would have been unlikely to be large enough for realistic independent open use. However, the backland does abut other open land that appears to have been in agricultural or horticultural use or land which is still occupied by glass. Given the nature of those adjoining land parcels, it is not clear whether it would be realistic to contemplate a wider open land use continuing. However, that ought to be resolved before any consideration is given to accepting frontage infill as it must be likely that a rural open use for the rear land would be more difficult to achieve once the frontage had been developed. However, I do not consider that any greater relaxation to Policy RH1 than I have already recommended would be warranted.

Recommendation

- 4.165 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land to the rear of Chemin des Monts Estate/Helston Estate, Rue de la Perruque, Castel

Representation: 252 The C E Le Noury Trust

Issue:

- *Whether it is appropriate to develop this area of land for social housing*

Conclusions

- 4.166 Advocate Ferbrache on behalf of the representors argued that the phraseology of Policy RH2 and its supporting text is too inflexible and could inhibit the sensible development of this site. Small parts had already been incorporated into gardens of the adjoining estate but the main area of largely derelict land is partially subdivided by changes of level and stands of trees and might warrant development by a variety of agencies. The Environment did not wish to become involved in site specific considerations but advised contact with the housing Department to see whether or not this land might play any role in the Corporate Housing Programme.
- 4.167 I have earlier recommended minor variations to the supporting text to Policy RH2 to ensure that no development that would be sought under the Corporate Housing Programme would be excluded through over-rigid wording. However, locationally, while I note the existence of the nearby hospital, I have recommended deletion of those provisions that might have encouraged development of land simply because it is directly adjacent to States Housing. I would certainly not recommend any looser formulation but have instead recommended that any development of Social Housing other than consolidation of existing estates should be at or in close proximity to Rural Centres in order to be at the most sustainable locations outside the UAP.

Recommendation

- 4.168 I recommend that no further modifications be made to Policy RH2 and its supporting text beyond those set out in paragraphs 4.44-4.45 above.

Land at the Stone Yard, Rue du Presbytere, Castel

Representation: 94(part) Garenne Investments Ltd

Further Representations: 594 Mr & Mrs S J Torode

Issue:

- *Whether it is appropriate to develop this area of land for social housing*

Conclusions

- 4.169 Advocate Atkinson argued that as an alternative to improvement of the existing industrial site, the land would be suitable as a site for social housing if the requirement for being directly adjacent to existing States Housing were removed (or for private housing if Policy RH1 were to be amended to allow new build housing). The site is close to Castel Church and not far from other facilities.
- 4.170 The greater part of the consideration of this representation addressed issues relating to the continuation and enhancement of the stone yard and the need for possible alteration of the wording of Policy RE7. However to the extent that the housing alternative was discussed Mr & Mrs Torode opposed such development on the grounds of the inadequate access width, a point also raised in relation to the industrial use by Mr & Mrs Torode and another further representor. While that specific point could be addressed under Policy RGEN7 and the site is well screened by the landform, I have rejected earlier representations seeking changes to Policy RH1 that might facilitate estate development. With regard to Policy RH2 while I have recommended deletion of the caveat concerning land directly adjacent to existing States housing, I have nevertheless recommended its replacement by a requirement to be within or in close proximity to a Rural Centre. This site would not meet that criterion.

Recommendation

- 4.171 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Forest

Land at the rear of Take-away, La Planque Lane off Rue des Landes, Forest

Representation: 1471 Mr F R Whalley

Issue:

- *Whether it is appropriate to develop this land for housing*

Conclusions

- 4.172 On behalf of Mr Whalley, Advocate Beattie sought amendments to both Policy RH1 and RH2 in order to facilitate development of this land. He was aware that a conversion of the existing takeaway might be possible under Policy RCE14, but at least for the present this is a valuable use. To the north of the block-work building used as the takeaway almost all the land is laid out for car parking, though at the time of my visit around lunch-time only a small part was in use to support the takeaway use. I agree with the Environment Department response that it would be inappropriate to modify Policy RH2

to allow for housing that was not supported by the Housing Department under the Corporate Housing Programme. However, with regard to Policy RH1, assuming it could be demonstrated that there is surplus parking provision, I consider that the land north of the existing building could rightly be considered an infilling plot that would fall within the policy that I have recommended. The land is non-designated, wholly surrounded by built-development and the car park does not materially contribute either to openness or the character of the rural environment. This site would only be large to accommodate one or at most 2 dwellings, assuming the takeaway remains.

Recommendation

4.173 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above, but that no further modification be made to Policy RH2 beyond those set out in paragraphs 4.44-4.45.

Land at Two Acres, Les Nouettes, Forest

Representation: 763 Mr E J Gensous

Issue:

- *Whether it is appropriate to develop this land for housing*

Conclusions

4.174 Advocate Loveridge on behalf of Mr & Mrs Gensous argued for a relaxation of policy to enable residential development of this fairly extensive area of land. It was suggested that it would have a reasonable capacity of 9 dwellings and to enable this to be achieved a re-draft of the conversion and one to one replacement clause a) was proposed in the following terms: **“they involve the construction of dwellings the density of which would depend on the site.”** As an alternative or addition, the minimal impact formulation was offered as a rider at the end of the policy to allow at least one dwelling. The Environment Department opposed the re-draft of clause a) as it would have no locational specificity and be totally open-ended to an even greater extent than the minimal impact formulation.

4.175 Although the land is non-designated and may have housing on three sides, it contains a glasshouse in good condition, even if unused at present, and an open grassed area. Opposite there are fields stretching towards the airport. The site is clearly of a size that if renewed horticultural use cannot be contrived, it ought to be useable for agricultural or at least for recreational grazing purposes. It would clearly fall outside any infilling policy and for the reasons advanced by the Environment Department I reject either of the suggested amendments put forward to Policy RH1.

Recommendation

4.176 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Le Desert des Nouettes, Les Nouettes, Forest

Representation: 105 Mr & Mrs R Le Prevost

Issue:

- *Whether it is appropriate to develop this land for housing*

Conclusions

4.177 The minimal impact formulation was advanced to justify residential development of this land. I have previously indicated why I consider that this should be rejected as far too open-ended. However, this site involves non-designated land that is within a built up area and thus the infilling policy that I have recommended might be applicable. Only one dwelling is sought under the terms of the policy amendment proposed and the site on its own only appears large enough for a couple of dwellings, particularly if ancillary garaging still has to be provided for the dwelling to the north. Nevertheless, the land appears formerly to have been a vinery and much would depend on whether either or both the site itself and the open area to the north running through to Les Nouettes are already regarded as having an authorised residential use or would be granted such use under Policy RCE6. I do not consider any further flexibility would be warranted.

Recommendation

4.178 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at the Body Shop, La Planque Lane, Forest

Representation: 325 C I Investments Ltd

Issue:

- *Whether it is appropriate to develop this property for housing*

Conclusions

4.179 The representors wish to establish that an alternative to a continuation of the body shop use of these premises might be to develop the site for two dwellings. Advocate Perrot put forward the minimal impact formulation that I set out in paragraph 4.16 above as a means by which this might be achieved. I rejected this approach as too open-ended. However, notwithstanding the opposition of the Environment Department to any greater flexibility within Policy RH1 because of fears for cumulative impact, I was persuaded that there are some non-designated sites within built-up areas that are either already in urban use or which might be permitted to be under Policy RCE6 on which infilling would not cause harm through a reduction in openness. Within a tightly defined policy, it would not serve any useful purpose to resist urban development on such sites as the nature of the development and its potential cumulative scale would not be likely either to harm the primary objective of conservation and enhancement of the rural environment nor the locational strategy to secure sustainable development through the renewal of the urban areas. This site is an example where two dwellings would fit within the prevailing character of the locality. However, given the representations arguing that there is a shortage of industrial accommodation in the Rural Area, whether or not it would be appropriate to lose the existing industrial use within what appear to be modern purpose-built premises would turn on the satisfaction of Policy RE8.

Recommendation

4.180 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at the junction of La Planque Lane and Rue des Landes, Forest

Representation: 326 C I Investments Ltd

Issue:

- *Whether it is appropriate to develop this site for housing*

Conclusions

4.181 Very similar arguments were advanced in relation to this land, with the minimal impact formulation again offered as a way forward and the Environment Department seeking to resist greater flexibility within Policy RH1 to further the primary conservation objective and the locational strategy. For the reasons given earlier I support the Environment Department's case against such an open-ended amendment to Policy RH1 as would be embodied in the minimal impact formulation, but have nevertheless recommended a tightly constrained infill housing policy. Such a policy would appear applicable to this rather untidy corner plot which was heavily parked with cars related to a car dealer's and/or car hire business on the day that I inspected the site. The extent to which the existing use is authorised and its relationship to other sites and their planning status (such as that subject to Representation No 324 opposite the airport entrance, which was also heavily parked on the same day, or that at Pleinheume, which I saw only lightly parked while visiting an adjoining site on the previous day) was not made clear. A residential development would be likely to be more attractive in visual terms. However, whether as many as two dwellings could be satisfactorily accommodated on the site, given the position of the adjoining bungalow in La Planque lane and a single storey extension on the end of the terrace in Rue des Landes, would turn on the application of policies such as RGEN5, RGEN6 and RGEN11.

Recommendation

4.182 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Le Chene, Forest

Representation: 1150 Mr R J De Carteret

Issue:

- *Whether it is appropriate to develop this site for housing*

Conclusions

4.183 Again similar arguments were raised and the minimal impact formulation offered, in this instance suggesting that one rather than two dwellings might be the appropriate development. Although superficially similar as non-designated land on the Draft Proposals map and with a relatively short frontage to the main road such that only one or two dwellings would obviously fit into the prevailing character of the locality, the site is quite simply a grassed field that gives a wide vista across the plateau to a vinery and other adjoining open land to the south. As a site clearly with a rural use and of a size capable of accommodating a clos were it to be developed, but conversely which thus ought to be capable of agricultural or other ongoing rural use either on its own or with the

contiguous land to the south, I do not consider that it would fall within the constraints of the limited infilling policy that I have recommended.

- 4.184 In addition, I have recommended in Chapter 3 that further consideration ought to be given to rationalising the boundary between non-designated and AHLQ land around the Forest Rural Centre and Conservation Area. It seems to me that such consideration could sensibly extend this far eastward, as the land subject of this representation and adjoining land to the south clearly demonstrate plateau landscape characteristics. However, I make no formal recommendation on this issue as save for the general La Société representation seeking to place all green zone land into AHLQ (281 part), this matter has not been specifically raised in representations.

Recommendation

- 4.185 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjacent to St Lucia, Le Chene, Forest

Representation: 56 Mr B A Cripps

Issue:

- *Whether it is appropriate to develop this site for housing*

Conclusions

- 4.186 Advocate White argued the case for acceptance of infilling on the front portion of this site where there is a parcel of open land in front of glasshouses between dwellings on the main road frontage. The open land is not in productive use, but the glasshouses are. The representor wishes to retire within the next few years and so turn at least this part of the site over to residential development at a location where development would not affect openness. It is also close to a Rural Centre. The land contains number of trees, but they would not necessarily inhibit development. The key reason why I do not consider that this non-designated site within a substantially built-up area would fall within the infilling policy that I have recommended is because it is part of a larger area that is in horticultural use and indeed adjoining further areas with current or past horticultural use. The representation does not make clear what the intention would be in the long-term for the remaining area behind the main road frontage. Loss of a portion of the site would make it more likely that production on the entire area would cease and all become subject to development pressures, which if not resisted would lead to a further estate development like the clos opposite that was permitted under earlier planning policies. I do not consider that any wider relaxation would be justified as I have concluded earlier that there is no need to seek additional numbers of dwellings in the Rural Area. The modifications that I have recommended rather seek to secure the most effective use of land already in or acknowledged to be suitable for urban use.

Recommendation

- 4.187 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at rear of Dereskeni, Chemin Le Roi, Forest

Representation: 88 Mr & Mrs D J Tostevin

Further Representations: 448 Mr & Mrs K J Tostevin; 455 Ms L Le Maitre; 598 G M Lindsay; 687 Mr & Mrs A H Jackson

Issue:

- *Whether it is appropriate to develop this site for housing*

Conclusions

- 4.188 The case here is that a former glasshouse to the rear of the house was granted permission for change of use into a workshop in 1973 and should be able to be redeveloped for a dwelling, as would in principle be possible, subject to other policies, within the built-up area zoning of the adopted RAP Phase 2. Advocate Loveridge argued that the replacement provision under Policy RH1 of the RAP Review should be allowed to apply to buildings and not just dwellings as it would not be possible to convert the building under Policy RCE14 or, alternatively, that the minimal impact formulation as referred to in paragraph 4.16 above should be incorporated in the policy.
- 4.189 The further representors express concern at the inadequacy of the access to the workshop from Les Pieces Lane to serve as an access for a dwelling and over the narrowness of that lane, a Ruelle Tranquille, if service vehicles had to stand out on it while serving this site. The access and location would also raise privacy issues. The Environment Department and the further representors also draw attention to the site being within the Public Safety Zone at the eastern end of the Airport runway.
- 4.190 From my site visit, I can understand the concerns in relation to privacy in relation to the access but this and the adequacy of the access itself would be addressed under Policies RGEN11 and RGEN7. While there was no activity at the workshop at the time of my visit, it appeared used in connection with the building trade. The nature of the building with only timber or sheet cladding on a typical glasshouse structure did not look as if it would be likely to meet the ‘*sound and substantial*’ test of Policy REC14 that would enable a conversion in principle to be considered. I have earlier recommended that the only buildings as opposed to dwellings that might be acceptable within a replacement policy would be those that had first been able to secure all necessary permissions for conversion to residential use. I would not anticipate therefore that this property could fall within what I have recommended. I have also rejected the minimal impact formulation as far too open-ended. Lastly, but by no means least, I do not consider that the Public Safety Zone Policy RGEN13 can be lightly set aside. Obviously were there no other reasons to oppose replacing the workshop by a dwelling, it would be necessary to consider whether that would be likely to result in a greater number of people being within the zone or for a longer period. From what I saw this would seem likely.

Recommendation

- 4.191 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land off Les Pieces Lane, Forest

Representation: 309 Mr R J Le Prevost

Further Representations: 449 Mr & Mrs K J Tostevin; 454 Miss L Le Maitre; 597 G M Lindsay; 686 Mr & Mrs A H Jackson

Issue:

- *Whether it is appropriate to develop this site for a dwelling*

Conclusions

- 4.192 Mr Le Prevost seeks to use about one third of the field behind his property to build a retirement property which would enable the vacation of the large historic property currently occupied on the main road frontage. It is argued that the area of land is too small for agriculture and that development could either be seen having minimal impact as suggested by Advocate Loveridge or would constitute infilling. He argues that traffic concerns are over-stated and that an access could readily be created as has been at the rear of their property.
- 4.193 The further representors draw attention to the narrowness of the lane, a Ruelle Tranquille, the lack of justification for building on the field contrary to a rejection at the time of the last RAP Inquiry and to the land being within the Airport Public Safety Zone. In addition, although only one dwelling is specifically sought, the Environment Department expressed concern over the cumulative impact as the land could accommodate 3 or 4 dwellings at prevailing densities.
- 4.194 For my part, while matters of access could be addressed under Policy RGEN7, I have rejected the minimal impact formulation as far too open-ended and like the Environment Department consider that the area of land is too large to be considered as only likely to accommodate a single dwelling. Given its size, there ought not to be a reason why a grazing use could not be secured and there is also contiguous open land or land in rural uses to the east, albeit that the planning status of the immediately adjoining parcel is not clear. Given also the potential dwelling capacity even if this were not so, I consider that it is too large to be considered as an infilling plot within the strict terms of the policy that I have recommended. The field contributes to the openness of the locality. Again lastly but by no means least, the land is within the Public Safety Zone and Policy RGEN13 would rule out the provision of a new dwelling. I was shown the crash site of the freight F-27 under 400 metres to the east.

Recommendation

- 4.195 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Border Vinery, Rue des Fosses, Forest

Representation: 24 Mr & Mrs W J Tostevin

Issue:

- *Whether it is appropriate to develop this land for 2 dwellings or residential development*

Conclusions

- 4.196 Mr & Mrs Tostevin seek changes to the policies that would allow affordable houses to be provided in the Forest area where there is a new school so that young families, including

their grand-children, do not only have the opportunity to live only in the north-east of the Island. The land concerned is acknowledged to have been former vinery land but is now attached to their dwelling. It would be a development control matter to establish the authorised residential curtilage, but although the land is non-designated, the former vinery land adjoins a wide area of existing or former horticultural land. Thus, development of two additional plots could not fall within any definition of infilling as it would be extending built-development into open land. As for total development, I have already concluded that there is no numerical case for making housing allocations in the RAP area. Thus, in terms of Policy RH1, I cannot see any policy modification that might facilitate development on this site that would not ‘open the floodgates’, as feared by the Environment Department. Should a need for affordable family housing be perceived in the area that could only be met by some form of social housing, the modifications that I have recommended to Policy RH2 might enable provision at or within close proximity to the Forest or St Peter’s Rural Centres.

Recommendation

4.197 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Rue des Fosses/Rue des Reines, Forest

Representation: 90 Mr & Mrs K R Robilliard

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.198 Mr & Mrs Robilliard argue that the glasshouse on the site is nearing the end of its useful life and, given its size, it is unlikely to be viable in the future with the contraction of the industry. It is suggested that a dwelling on the site of the glasshouse would increase the openness of the rural area and one to the south of the existing house would do no harm, both being forms of infilling. Under the terms of the Island Development Law, the glasshouse area would constitute agricultural land occupied by temporary structures and, under the terms of Policy RCE5, which I have endorsed in Chapter 3, should horticultural use be abandoned the site ought to revert to agricultural use or some other open rural use. In addition, there is other horticultural land to the south (subject of Representation No 154), so that the dwelling advocated on the land south of the existing dwelling would not be able to be considered as infilling as it would be extending built-development towards what legally constitutes open land. Thus, both suggestions would fall outside the strictly limited infilling policy that I have recommended. I do not consider that any further flexibility could be introduced without ‘opening floodgates’, as feared by the Environment Department.

Recommendation

4.199 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Roseneath, Rue des Fosses, Forest

Representation: 154 Mr N J Le Messurier

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.200 The case advanced on behalf Messurier family is very similar to that of Mr & Mrs Tostevin, citing the need for family housing in the area to make use of the facilities in the area such as the new school, shops and the proximity to the airport. Thus, greater flexibility is sought in Policy RH1 to utilise this derelict vinery site. Although it would be possible to limit the number of dwellings built, artificially to suppress the density of development would be wasteful of land and the site is clearly of a size that could accommodate a significant number of dwellings. I have earlier concluded that there is no numerical case for additional land allocations in the RAP area and I cannot envisage any modification to Policy RH1 that would enable the development of such a site without producing a very high yield from comparable vinery sites with road frontages. Under the terms of Policy RCE5, which I endorsed in Chapter three, open rural uses should be sought on former horticultural sites of this size.

Recommendation

4.201 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Les Heches/Rue des Reines (including St Pierre du Bois part), Forest

Representation: 108 Mr & Mrs M Nobes

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

4.202 Advocate Perrot put forward the minimal impact formulation to facilitate development of this former vinery land at the rear of dwellings fronting these two roads. I have already indicated why I consider that this formulation should be rejected as too open-ended, lacking locational specificity and leaving too much to the discretion in a development control context. Although the land is non-designated and in a derelict condition, it adjoins a very extensive tract of horticultural land and as a consequence could not be considered as a residential infilling site.

Recommendation

4.203 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Valko Vinery, Rue des Fosses, Forest

Representation: 777 Mr & Mrs E F O'Neill

Issue:

- *Whether this land is appropriate for 2 or 3 cottages*

Conclusions

4.204 Mr & Mrs O'Neill argue that this derelict vinery site should be regarded as an infill site. It could provide housing for their children in the parish where they grew up without any

need for States subsidy. The site had been granted planning permission prior to their acquisition but, after expiry of the permission, development had subsequently been rejected. The Environment Department drew attention to the progressive tightening of planning policies and to the locational strategy set out in the Strategic & Corporate Plan. I accept that the land has some characteristics of an infill site and is non-designated. However, if suitable for three dwellings it would fall outside the parameters of the limited infilling policy that I have recommended. Moreover, the planning status of the land to the north is unclear as although it has an appearance of being garden land, it may well be vinery land and in any event the glasshouse site on that land could physically accommodate further development. Finally, although the land may be too small on its own to fulfil an agricultural role, I note there is other open land to the rear to which it could be linked, if reclaimed. I address the problems in making specific family provision in the general section on Policy RH2 and do not consider that any further modifications could be recommended without ‘opening floodgates’, as feared by the Department.

Recommendation

4.205 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Le Poidevin Vinery, Rue du Manoir, Forest

Representation: 115 Mr B Slattery

Further Representations: 446 Mr & Mrs C H Gaudion; 658 Mr M Brereton; 938 Mrs S Aldwell

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

4.206 Mr Slattery wishes to build a bungalow in the field west of the glasshouse. There is another dwelling at the south-east corner of the site created by conversion of the packing-shed. The glasshouse would be demolished to create a garden for that dwelling, though the Environment Department cautioned on the need for planning permission. The further representors support the AHLQ designation and the policies which resist housing on horticultural land. While the proposal might increase the openness of the area, the land is clearly currently in horticultural/agricultural use in planning terms and to accept residential development would be wholly contrary to Policy RCE5 which I endorsed in Chapter 3. It is also of a size that use only for a single additional dwelling would be very wasteful and, as the land is designated AHLQ, even were that not so, development of a dwelling would fall outside the limiting infilling policy that I have recommended.

Recommendation

4.207 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Rue de la Fosse, known as ‘Petersfield’, Forest

Representation: 360 Mr G Carey

Further Representations: 436 Mr & Mrs C G Moss; 447 Mr & Mrs C H Gaudion; 555 Mr G J Rive; 572 Mr J A Rouillard; 599 Mr K Fothergill; 606 Mr & Mrs J M Greany; 659 Mr M Brereton; 761 Mr J Corbet

Issue:

- *Whether this land should be designated AHLQ and is appropriate for residential (or other) development*

Conclusions

- 4.208 Mr & Mrs Carey argue that the land is not an area of natural beauty as it is sandwiched between blocks of glass and is very wet because of the irrigation water being applied within the Microplant premises to the north. There had been past interest in acquisition of the field to extend the horticultural operation and the concern was that the AHLQ designation might prevent that. The land east of Rue de la Fosse is non-designated so they did not see why that should not apply to the west. Housing is not the only development of interest, but also industry if it were not wanted for horticulture.
- 4.209 The Environment Department indicated that while Policy RE2 might not permit a new horticultural establishment, the fact that land is within AHLQ would not prevent expansion of existing operations. Possible revisions to clarify Policy RE2 were under consideration, a matter that I address in Chapter 5. Outdoor recreation would also not be precluded in AHLQ following an amendment to Policy RS4 which the Department had tabled. The Further Representors all supported the approach of the Environment Department in seeking the conservation and enhancement of the rural environment. Many refer to concerns over traffic issues and some suggest that even if proposed development were to be for horticultural purposes that would be unwelcome.
- 4.210 As for the designation itself, the Environment Department stressed that the distinction between areas of AHLQ and non-designated land is drawn on a broad brush basis and a boundary had to be placed somewhere. In this case the highway appeared the logical place. It would not however make any difference to the acceptability of new build housing or industrial proposals as these would be precluded under either designation on the policies as drafted. Although I have recommended some minor changes to Policies such as RH1, that basic approach would not be affected. The preclusion of Social Housing from AHLQ under Policy RH2 would remain, but other locational requirements either as drafted or recommended would also rule out land such as this. The further representors were satisfied that the designation is correct, as west of the road development is almost wholly horticultural rather than residential or commercial. From my site visit I noted that the land was under active cultivation and given its size (5 verges or about 2 acres), it could not be considered as an infilling plot even were it not within AHLQ. I have also earlier rejected the numerical case for allocation of land for housing in the RAP area. Thus, I can see no case for any further modification of Policies RH1 or RH2 nor, given the broad-brush basis of the definition of AHLQ, for any change to its boundary.

Recommendation

- 4.211 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above and that the boundary of the AHLQ remains unchanged in this locality.

Land at Le Petit Bigard, Rue du Manoir, Forest

Representation: 69 Bigard Ltd

Issue:

- *Whether this site is appropriate for an additional wholly self-contained dwelling*

Conclusions

4.212 Advocate Ferbrache explained that the objective of the owners of this open-market property was to be able to construct a small dwelling on the site for a family member that would not have to share facilities with the main house, as required under Policy RH5. There are restrictions on the property with regard to subdivision so that Policy RH3 does not offer a ready solution. Consequently, either amendment of Policy RH5 or of Policies RH1 or RH2 is sought to achieve the desired objective. I address Policy RH5 below, as there are a number of representors who seek amendments to that policy or its supporting text. However, were such amendments to result in dower units being able to be wholly self-contained, then I consider that the policy would in effect become a duplication of either Policies RH1 or RH2. I have explained the difficulties I foresee with developments restricted to family members in the general section on Policy RH2. This particular property is within AHLQ where social housing would be precluded either as drafted or as recommended. Private housing under Policy RH1 would also be precluded in such areas under the limited infilling policy that I have recommended. Moreover, from my site visit, even were that not so, I cannot see where an additional dwelling could be constructed on the site in a way that it might be construed as infilling. Consequently, on this site dower accommodation under Policy RH5 may be the only solution unless a way round the subdivision restriction could be found.

Recommendation

4.213 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Rue des Corbinets, Forest

Representation: 361 Mr G Carey

Further Representation: 860 National Trust of Guernsey

Issue:

- *Whether this site is appropriate for one or two dwellings*

Conclusions

4.214 The case of Mr & Mrs Carey over this land is that it has no real agricultural value, as it is believed to have been a former quarry used primarily as a Furze break, perhaps with some thin grass. It is a maintenance liability as some cutting is required for fire safety. A more valuable use would therefore be for one or two dwellings like that on adjoining land. The National Trust stood firmly behind the Environment Department's policies that seek to conserve and enhance the rural environment. The Trust manage some of the cliff top on the other side of the road nearby and regard land within the AHLQ in such remote locations as this as of crucial importance to the natural heritage of the Island. That it was on the inland side of the coast road at this point did not justify development as the

hinterland is important and in some areas the road immediately abuts the coast. While the Trust were not advocating any relaxation of the housing policies of the plan, as they are content with the strategy of urban concentration, if there were to be any relaxations they could not possibly apply to land such as this without being applicable to almost every parcel of land in the Island.

- 4.215 While it was not possible to prove the inherent infertility of the land, it is clearly remote from the family farmstead and it was evident at my site inspection that there is other land in the vicinity that is not being actively farmed for whatever reason. This said Policy RCE5 sees value in open recreational and wildlife uses for rural land and not just in commercial farming. The National Trust did indicate while most of their land was acquired through lifetime donations or as benefactions, land was sometimes acquired. I entirely support the case of the Environment Department and the Natural Trust that this land is entirely unsuitable for residential development both in landscape and locational terms. If it is not to be farmed another appropriate rural use needs to be sought.

Recommendation

- 4.216 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Variouf farm, Forest

Representation: 362 Mr G Carey

Issue:

- *Whether this site is appropriate for a dwelling*

Conclusions

- 4.217 Mr & Mrs Carey put forward this former orchard land adjoining the main vehicular access into the farm as suitable for construction of a dwelling for their son as it lay outside the Conservation Area boundary. It lies between modern farm buildings and the highway. Access into the site is currently obstructed as a consequence of improvements to the farm entrance. The Environment Department indicated that the land could not be regarded as an infilling plot and that Policy RH1 makes no provision for agricultural workers dwellings. While I can understand why this land may be seen as surplus land on which a dwelling might be constructed in an inconspicuous manner given the extent of screening, I agree with the Environment Department that, as land beyond the edge of the hamlet, it could not be regarded as an infilling plot even were such a policy to be accepted in AHLQ (which is not recommended). Moreover, the clear advice from the Commerce and Employment Department is that no case is seen for a general re-introduction of a policy to permit agricultural or horticultural workers' accommodation. On my site visit I was able to view the whole of the farmstead and it was striking to note no less than three historic farm buildings at the opposite lower end within the Conservation Area which appeared redundant from their former uses and whose restoration through conversion could enhance the character and appearance of the area. Two are only of modest size and likely, even with reasonable extensions, only to create very small units of accommodation unless they could be linked. However, one is of substantial size that ought either to be able to provide an imposing residence or perhaps more than one unit. While I can appreciate that conversion costs are higher than for new

construction, it would seem to me that attention ought to be directed to the potential of those historic buildings for providing both the accommodation sought and its funding, leaving the upper site for farm use or possibly ancillary/amenity use related to the conversion possibilities. I do not recommend any further relaxation of the relevant policies.

Recommendation

4.218 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land off Rue des Villets, Forest

Representation: 136 Mr A Priaulx

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

4.219 Mr Priaulx seeks modifications to the plan that would enable 3 verges of old glasshouses on a well-screened site bounded by housing on three sides to be used for housing in an area of high demand close to the airport. The Environment Department stressed that the level of provision made in the UAP means that site-specific allocations cannot be justified in the RAP area. At the outset of this chapter I endorsed this Environment Department conclusion on numerical grounds and cannot see any alternative policy modification that might facilitate what is sought. If continued horticultural use is uneconomic the area ought to be large enough for other open rural uses in accordance with Policy RCE5, particularly as open land adjoins the site to the north. On my site visit I noted several buildings on or adjacent to the site access which might have conversion potential but otherwise I cannot see any justification for relaxing policies to facilitate the development sought, as I consider that it is very important to uphold the principle of Policy RCE5 to conserve and enhance the rural environment.

Recommendation

4.220 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land between Les Jardins des Fleurs and Petit Paradis, Variouf, Forest

Representation: 644 Mr & Mrs D B Jehan

Further Representations: 839 Mr & Mrs R Intin; 922 Mr & Mrs Rouillard; 994 Mr & Mrs A J Cook; 1106 Mr & Mrs McLellan; 1351 Mrs D P Harris

Issue:

- *Whether this site is appropriate for a dwelling*

Conclusions

4.221 Mr & Mrs Jehan seek amendment to the residential policies to enable a bungalow to be infilled on the frontage of the site in order to provide more accessible accommodation than their existing cottage. The land is described as having rock very close beneath the surface and perhaps other reasons why it does not have any valuable agricultural role,

though some further representors suggested that grazing would be possible. On purchase in 1976, it had been anticipated that a dwelling would be permissible but this has been rejected subsequently on more than one occasion, the current Conservation Area policy in RAP Phase 2 precluding provision of new dwellings.

- 4.222 As well as raising issues concerning privacy and traffic that would be able to be addressed under Policies RGEN11 and RGEN7, further representors argued that any provision of a new dwelling would undermine the conservation objectives, with particular concern over any development intruding into the green valley sides that rise up behind the frontage development and form the setting for the hamlet. They supported the approach of the RAP Review. The Environment Department stressed the relationship between the landscape setting and the conservation area with the hamlet nestling in an incised valley leading down off the central plateau to the south coast.
- 4.223 It would seem that some of the further representors do not appreciate the greater flexibility of Conservation Area Policy RCE10 in the RAP Review that does not place absolute prohibition on new development but which rather seeks to preserve and enhance the character and appearance of the area or its setting. I am wholly convinced that any built development on the rear valley side area would be harmful to the character and appearance of the Conservation Area. I am less convinced that development in the gap would necessarily be so, as the other gaps in the built form are hard-surfaced lanes or tracks rather than mown grass. However, whether or not a dwelling could be contemplated would turn on Policy RH1. Although I have recommended inclusion of a strictly controlled infilling clause this would not be applicable within AHLQ. Given the argument advanced by the Environment Department on the relationship between the landscape setting and the character of the Conservation Area that I cannot fault, I assume that there will continue to be dual designation of Variouf. This would rule out infilling. I cannot see any justification for a unique special exemption for this site.

Recommendation

- 4.224 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

St Andrew

Land at the rear of Belle Vue, St Andrew's Road near junction with Rue de la Boullerie, St Andrew

Representation: 30 Mr D J Mudge

Further Representations: 771 Mr I G Robert; 772 Mr J P Lawlor; 1249 Mr & Mrs J Watkin; 1301 Mr & Mrs D Gouvain

Issue:

- *Whether this site is appropriate for a dwelling*

Conclusions

- 4.225 Mr Mudge seeks to replace a former packing station with a single dwelling for a family member on land that is said to have been a former clay quarry backfilled to a level 25 feet below the surrounding land at the southern end and perhaps 10 feet below at the northern end prior to its use as a vinery. It is argued that the very shallow soil depth would

preclude effective cultivation for agricultural purposes and that, even if the access is not owned, the site benefits from a 10 feet right of way.

- 4.226 Some of the further representors disputed the paucity of the soil depth and drew attention to a succession of refusals in the past for estate development, suggesting that if one dwelling were to be approved it would open the way for as many as 7. Others raised issues of privacy and the adequacy of the access, matters that could be addressed under Policies RGEN11 and RGEN7, while generally supporting the approach of the RAP Review. For my part, I could not resolve the differing views on the agricultural land quality though the States agricultural adviser did inform the Inquiry that it is expected that the future composting arrangements would provide substantial volumes of organic material to enrich soils so there would be few sites that would be intrinsically unable to be used at least as grazing land. This area of backland is clearly of a size that would accommodate more than one dwelling if it were to be developed in an efficient manner and I have rejected the case on numerical grounds for housing allocations in the rural area. Moreover, despite being non-designated, as there is open land adjoining on at least two sides, despite the change in levels it could not be regarded as an infilling site even if its capacity was to be regarded as limited by the access. From what I saw at my visit, I am not convinced that there is a building on site of sound and substantial construction capable of conversion, but only if this were so would I see any justification for any residential provision on this site.

Recommendation

- 4.227 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Belle Vue, Rue de la Boullerie, St Andrew

Representation: 29 Mr D J Mudge

Further Representations: 903 Mr M Dumont; 993 Ms D Luce; 1064 Mr & Mrs P Davis; 1248 Mr & Mrs J Watkin

Issue:

- *Whether this site is appropriate for a dwelling*

Conclusions

- 4.228 Mr Mudge seeks to amend the policies of the RAP Review to enable development of a single dwelling on this plot some 15 m x 30 m. Subject to consideration of privacy issues under Policy RGEN11, at face value this would appear to be a site that might fall within the limited infilling policy that I have recommended, as it is non-designated land in close proximity to at least some facilities and is of such limited size. However, although it is separated off from agricultural land to the rear by a hedge, the further representors have pointed out that at the time of acquisition it formed part of that field to the rear and that there is no good reason why it should not continue in agricultural use. Thus, it might fall outside the parameters recommended for that policy. I have addressed the problem of restricting developments to family use in the general section on Policy RH2.

Recommendation

- 4.229 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Rue des Naftiaux, St Andrew

Representation: 937 Mr R H Burton

Issue:

- *Whether this site is appropriate for infilling dwellings*

Conclusions

4.230 Mr Burton argues that frontage of the rectangle of open land north of Rue des Naftiaux would be suitable for infilling 3 modest dwellings for family members which could be designed to have minimal impact on neighbouring properties. The remainder of the land could become allotment land. The farmer who had used the land for cattle grazing retired some years ago and it difficult to use the 3 verges of land agriculturally because of trespass and fouling from adjoining residential properties or the condition of the soil for cropping. It does not immediately adjoin other agricultural land. Conversely, sites are needed for affordable housing to stop the exodus of children of Guernsey families who are unable to afford to live in Guernsey on completion of their training. The housing policies should be made more flexible and the following additional wording was offered for paragraph 5.1: **“Exceptions may only be made for infill sites which are suitable for the development of small units of accommodation.”** and **“Infill may be allowed for the building of small units of accommodation which do not have a detrimental impact on the surroundings.”** with a related addition to the policy itself.

4.231 The Environment Department while sympathetic to the need for such accommodation did not feel that the proposed wording would be workable and argued that lower cost housing is being provided for elsewhere. I share their view that the proposed wording would be insufficiently tightly defined. I have recommended a limited infilling policy but the size of the area raised in this representation is substantially in excess of what would fall within its terms, particularly as a further area of land would also effectively be taken out of rural use. At the time of my visit the land was clearly subject to grazing whether for agricultural or recreational purposes.

Recommendation

4.232 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Les Huriaux between Half Acre and Glenbrook, St Andrew

Representation: 228 Mrs P A Self

Further Representations: 383 C R Investments Ltd; 394 Mr A Northmore & Miss H Fielding; 768 Mr & Mrs C E Lucas

Issue:

- *Whether this site is appropriate for infilling a dwelling*

Conclusions

4.233 Mrs Self wished to re-activate the permission that had once been granted for a dwelling on this plot in 1958 and which had lapsed in 1962 due to a misunderstanding with advisors prior to death of her husband in a flying accident. Renewal had then been

refused. The Inspector following the 1988 Planning Inquiry had recommended in favour of infilling but that had been rejected by the States though development would cause no harm to openness and the land is not large enough to be used for agriculture.

- 4.234 The further representors wholly supported the AHLQ designation of the land and regard the issue of development having been resolved following States consideration after the 1988 Planning Inquiry. They are also concerned over precedent were development of this land to be accepted. The Environment Department, while sympathetic to the circumstances in which the original permission was not taken up 40 years ago, nevertheless drew attention to the evolution of planning policies over very many years. Development would now compromise the clear strategic policy laid down in the Strategic and Corporate Plan. Although frontage trees do lessen the contribution of the land to the openness of the countryside, from my site inspection I have no doubt as to the appropriateness of including the locality in the AHLQ. The two adjoining houses are isolated dwellings in the countryside not part of any built-up area. Although I have recommended a limited infilling policy, this would only be applicable in non-designated built-up areas in order not to prejudice appreciation of underlying landscape character. Although the relative narrowness of the plot and the slope may render agricultural use less likely to be achievable, the site would appear to be of a size that the Commerce and Employment Department suggests would normally be appropriate for equestrian use.

Recommendation

- 4.235 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above (nor to the AHLQ designation in this locality).

Former Police Sport and Social Club, St Andrew

Representation: 322 Oh So Ltd

Issue:

- *Whether it is appropriate to redevelop rather than convert this property to a dwelling*

Conclusions

- 4.236 The argument advanced by the representors is that as this property is of substantial size, there would be benefit in redeveloping it for a single dwelling rather than converting it, as the extent of openness could be increased. It was regarded as unreasonable to have to convert the property before one to one replacement could be considered. The Environment Department accepted that the building is redundant so that the provisions of Policy RS2 are met. They also drew attention to the provisions of Policy RH3 which would allow for subdivision and not just conversion, though the representors were not convinced that the site particularly lent itself to such an approach. The Environment Department were not willing to accept the argument for short-circuiting the conversion and replacement route, fearing that this might encourage provision of additional dwellings in the rural area.
- 4.237 I address these arguments in Paragraphs 4.19-20 above in the general section on Policy RH1 and I accept essentially what is sought by the representors in my recommendations at paragraphs 4.22-4.24.

Recommendation

4.238 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at La Villiaze Nurseries and adjoining land at Guilliard Lane between Serenity and La Villiaze Nursery, St Andrew

Representations: 244 Noordam Roses Ltd & Virgin Flowers Ltd; 245 Noordam Roses Ltd; 246 Mr & Mrs P Noordam; 359 Noordam Roses Ltd

Issues:

- *Whether the Policy RH2 should be made flexible to enable an area such as this to be developed for social housing.*
- *Whether the land adjoining ‘Serenity’ is appropriate for a dwelling or dwellings*
- *Whether it would be appropriate for the packing shed between the remaining glasshouses and Guilliard Lane to be converted to a dwelling.*

Conclusions

- 4.239 Advocate Ferbrache on behalf of the representors argued that the social housing policy is too inflexible in terms of requiring provision to be by the States Housing Department or subsidised by them through a recognised Housing Association and to be on land directly adjacent to States housing. It was suggested that this 4-5 acres of land that is unlikely to be used again for horticultural purposes would be ideal for social housing as it is largely flat and would be easy to develop.
- 4.240 The land comprises a large area of unused relatively modern glasshouses with open land to the east and north. The Environment Department argued that as Policy RH2 is an exceptions policy only anticipated to need to yield modest numbers of dwellings in the rural area, it needs to be very tightly defined. As a generality, I agree with that basic approach but have recommended at paragraphs 2.44-2.45 minor variations that would not exclude any housing that may be considered worthy of support under the Corporate Housing Programme, including appropriate schemes of sheltered housing or self-build housing. However, locationally, although I have recommended deletion of the requirement relating to directly adjacent land, I have instead recommended that location should be within or in close proximity to Rural Centres in order to ensure that development takes place at sustainable locations. Although La Villiaze is close to employment sources including the airport (though its main operations are on the opposite side), it is not particularly well located for other services and facilities.
- 4.241 With regard to the smaller area adjoining ‘Serenity’, although non-designated, it would not fall within the infilling policy that I have recommended both because it is former vinery land and because the main nursery area occupies adjoining land. Even if not re-used for horticulture, I could see no reason why such an extensive area could not be used for agricultural purposes. The only prospect of housing under Policy RH1 would be if the building close to the Lane were deemed sufficiently sound and substantial to warrant conversion under Policy RCE14. I cannot see any justification for any further modification to Policies RH1 and RCE14 beyond those already recommended.

4.242 Finally, in relation to the packing-shed from what I heard at the Inquiry and saw on site, I have no doubt that its conversion to a dwelling could fall squarely within Policy RCE14, if the redundancy test of clause a) were deemed met. That might turn on agreed future for the remainder of the land. The building is of quite large size and obviously of sound and substantial construction, with ancillary structures that might be retained or replaced for related outbuildings. As for the possibility of re-development rather than simply conversion, I address the relevant arguments in Paragraphs 4.19-20 above in the general section on Policy RH1. I accept essentially what is sought by the representors in my recommendations at Paragraphs 4.22-4.24. However, the recommendations include the requirement that all necessary permissions should first have been obtained for a conversion scheme so that demonstrating that Policy RCE14 a) could be met would still be essential.

Recommendation

4.243 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at the former Bird Gardens, La Villiaze, St Andrew

Representation: 9 Terland Ltd/GBG Ltd

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

4.244 The representors drew attention to the need to find an alternative use for this site following the closure of the Bird Gardens at Christmas 2001 as they could not be operated viably as a tourist attraction. The well treed site was previously a zoo and had many structures and underground services that made it unsuitable for agriculture. There are a number of sound and substantial structures of varying size and nature on the site which I was shown on my site inspection. These include not just the main block which itself included restaurant, retail, administrative and residential accommodation. It was agreed at the Inquiry that, in addition to re-use for any other tourist/leisure attraction under Policy RE13, there would be some scope for conversion to other uses such as industry or commerce under Policies RE7 and RE9 through the application of Policy RCE14. The conversion route would also be likely to facilitate creation of a number of units of residential accommodation. The concern of the representors was, however, that this would not enable realisation of the full potential of the site which they estimated might be for some 40 residential units. It was suggested that it would be a good site for social housing and that Policy RH2 should be amended to facilitate such development. It was generally argued that the housing policies for the rural area are too stringent and would not be likely to produce even the 30 units per year anticipated in the plan whereas the demand from local families is far higher.

4.245 While I have considered the housing statistics more fully on the basis of the most recent information produced by the Environment Department at the opening of this chapter, it was stated for the Department in response to this representation that between 1998-2003

some 253 dwellings were completed in the RAP area, ie about 50 per year. With 272 outstanding permissions, the Department did not anticipate any likelihood of undershooting the anticipated 30 per year over the next 5 years. As I acknowledged in relation to the adjoining horticultural land, this area is well located in relation to employment sources including the airport. However, it is less well located in respect of other services and facilities and I cannot see any justification for a specific allocation of this site for housing whether for social or market purposes. The modification that I have recommended to Policy RH2 would seek to direct social housing other than that arising through consolidation of existing States housing to sites within or in close proximity to the Rural Centres.

- 4.246 Policy RE14 would allow land such as this to be considered for airport-related uses. Should the Commerce & Employment Department's review of employment land requirements conclude that there is a case for additional land allocation, it may be appropriate to look in an employment rather than a housing direction in seeking an alternative use that would realise the full potential of this previously developed site.

Recommendation

- 4.247 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at the rear of Mayfield Garage, Bailiff's Cross Road, St Andrew

Representation: 180 Motor Developments Ltd

Further Representations: 877 Mr P McMahon; 1031 Mr & Mrs A P Le Huray

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

- 4.248 For the representors, Advocate Prentice sought to establish the principle that the site could be developed residentially were the garage use to be replaced, with or without the redevelopment of the existing cottage. The most economical solution would be redevelopment of the latter rather than refurbishment, but a sketch layout was provided showing as many as 6 units including the retained cottage. Although local market housing is sought, it is also argued that social housing units might be particularly valuable adjoining the hospice. It was pointed out that in 1974 a preliminary declaration was approved for 2 dwellings on the site and that more than frontage development is sought to make effective use of the land.
- 4.249 The further representors are concerned over the principle of backland development arguing that acceptance could lead to widespread precedent, and that there are concerns over privacy and access (877) and particularly over drainage issues, as surface water drains from the rear of this site and the adjoining vinery pass under their property (1031). The rear area is stated formerly to have been garden land for the cottage. The Environment Department indicated that as part of the site currently has a built-up zoning on RAP Phase 1 they can see no problem in developing the frontage for 2 dwellings and this would also be the likely outcome under the RAP Review under the combined application of Policy RCE14 and RH1. As for any rear land that might be surplus, under

Policy RCE6 it would be possible for this land to be incorporated in other curtilages, including that of the hospice. It had been confirmed to the Inquiry that any additional development sought by the hospice, such as to create a separate children's unit, would be regarded as falling within Policy RS1.

- 4.250 Given the capacity sought under the sketch scheme and the existence of the vinery on adjoining land to the west, I do not consider that development of the rear area at the same time as the frontage could be regarded as infilling, but would only be possible by way of a site specific allocation. I have already indicated in the general section at the opening of this chapter that I do not consider that there is any numerical case needing residential allocations within the RAP area and I can see no special justification for singling this site out for special treatment. The approach commended by the Environment Department appears correct and would be assured under the minor amendments that I have recommended to Policy RH1 concerning the replacement of approved conversion schemes, were a redevelopment scheme not to have been approved in the lifetime of the current plan. The privacy, access and drainage issues ought to be capable of being addressed under Policies RGEN11, RGEN7 and RGEN12.

Recommendation

- 4.251 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Highbury Vinery, Bailiff's Cross, St Andrew

Representation: 378 Mr D Doherty

Further Representation: 1032 Mr & Mrs A P Le Huray and Miss R A Le Huray

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

- 4.252 The land in question is almost wholly occupied by a glasshouse that remains under cultivation and has only a narrow frontage to the road. The suggestion was that part of the glasshouse might be taken down to reduce the water run-off and the front area developed for one or more dwellings. Identification of settlement boundaries was advocated within which infilling would be acceptable as is the case in many mainland local plans, examples of which were provided. The Environment Department pointed out that a settlement boundary is defined within the UAP area as it is into that area that the strategy seeks to direct development. The Department is concerned that a general infilling approach in the RAP area could open floodgates. No case is seen for dwellings needing to be on horticultural holdings.
- 4.253 The main concern of the further representors is to ensure that the surface water drainage arrangements that channel surplus water under their property, which is some 20 feet lower, should not be disturbed or be satisfactorily replaced. This is a matter that could be secured under Policy RGEN12 if development were to be contemplated. For my part, I cannot see how development as described could constitute infilling as it would have the remaining horticultural enterprise to the south and open land to the east even if the garage premises to the west are regarded as built-up. I agree with the Environment Department

that there is no numerical case to justify defining settlement boundaries in the RAP area in order to encourage development.

Recommendation

4.254 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at rear of Le Rouget and Le Papillon, Rue du Tertre, St Andrew

Representation: 268 Mr & Mrs A P Le Huray

Issue:

- *Whether this site is appropriate for an additional dwelling*

Conclusions

4.255 Mr & Mrs Le Huray wish to establish that they could add an additional dwelling for a family member on this land which is zoned built-up and as a development site on the current RAP Phase 1. The problem with the latter was that they had been advised that the former Island Development Committee would not consider a single dwelling but would want to see comprehensive development of the development site which would involve at least two dwellings. At the Inquiry they were advised to have a plan produced showing how the full potential could be realised together with the single dwelling they wished to pursue and to get this scheme approved during the life of the present plan. The RAP Review as drafted would not make provision for any additional new dwellings. Recognising the difficulty in restricting development to family members, the representors suggested the minimal impact formulation advanced by others should the necessary permission not have been secured under the existing plan.

4.256 I have indicated earlier why I consider the minimal impact formulation must be rejected as too open-ended, but the limited infilling policy that I have recommended might cover this situation as the land is non-designated and there would be dwellings on three sides so the additional dwelling would not project out into land that is either physically or legally open. However, the property boundaries and layout apparently envisaged mean that the particular scheme intended might not fit within such a policy as clearly as some other representation sites. However, I do not consider that the terms of my recommendation should be widened to avoid ‘opening the floodgates’ as feared by the Environment Department.

Recommendation

4.257 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Victoria Vineries, Rue des Pointes, St Andrew

Representation: 198 Trusspan Enterprise SA

Further Representations: 575 Mrs R Levin; 612 Mr G Minier; 1179 Mr & Mrs M Le Page

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

- 4.258 Advocate White sought a relaxation in Policy RH1 to enable development of this long disused and now overgrown and derelict vinery either in full or in part along the frontages to Rue des Pointes in order to meet rural housing needs. It was argued that the land is not in open countryside but rather non-designated land surrounded partially by housing with a commercial site to the south in premises on another former vinery. Four dwellings might be infilled in the northern frontage but no more than about 14 if the whole site were developed as a clos.
- 4.259 The further representors are concerned over traffic issues given the narrowness of the lane and the number of commercial sites that had become established down the lane and the fact that vinery land is by definition open land and should remain so. The Environment Department stressed the lack of need for residential allocations in the RAP area to comply with the Strategic & Corporate Plan and that under Policy RCE5 derelict land should be reclaimed for appropriate rural uses, even if some financial assistance might be required in some circumstances.
- 4.260 I have already indicated my support for the Environment Department against any allocations for housing development in the rural area. Although I have recommended a modification to the policy to accept very limited infilling, the terms recommended would rule out any gaps capable of taking more than 2 dwellings and use of land that could have an ongoing rural use. This land would appear large enough to serve such a purpose after reclamation.

Recommendation

- 4.261 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Les Mauxmarquis, St Andrew

Representation: 334 Mr & Mrs N P du Jardin

Further Representation: 630 Mr J K Hubert

Issue:

- *Whether this site is appropriate for (a) dwelling(s)*

Conclusions

- 4.262 The representors seek to provide (a) dwelling(s) on two alternative sites on the elevated western road frontage of this horticultural holding. A link to the horticultural activity is asserted. If new dwellings are rejected, they would have to consider converting the former boiler house or packing shed and undertaking that activity within the glasshouses. Crops are produced within the glasshouses and grassland is rented out for grazing. They suggest that it is inequitable not to make any provision for new housing in the RAP area. This will deny legitimate aspirations of those who wish to live outside St Peter Port. Housing will not be affordable as rural prices will be forced up. Definition of areas for infilling is advocated as in many mainland Local Plans, examples of which were provided.

4.263 The further representor who occupies the bungalow formerly attached to this holding stresses the long-standing grazing use on the land indicated for the dwelling(s) and how HGV traffic is a problem in Pointes Lane, the access to the vinery not being on that frontage but Les Mauxmarquis. The Environment Department argued that there is no need any longer to provide for dwellings on horticultural holdings as there is such a spread of residential accommodation and modern alarm systems can be installed. They also re-iterated the case against defining settlement boundaries in the RAP area within which infilling would be accepted. I accepted the Department's case against the need to encourage rural development through defining areas for infilling in paragraph 4.253. Given the extent of the holding or even only the Rue des Pointes frontage, I cannot see how what is proposed could be held to constitute infilling. In the absence of any support for agricultural dwellings from the Commerce and Employment Department, even with enforceable restrictive conditions, the only way in which an onsite dwelling might be provided would be were there any buildings on site that would qualify for conversion under Policy RCE14. I do not consider that any modifications that would permit greater flexibility would be justified.

Recommendation

4.264 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at Route de St Andre (Les Mauxmarquis Road), St Andrew

Representation: 615 Mr A D Smith

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

4.265 Mr Smith argued that this land should be regarded as an infill plot as it is too small for effective agriculture and suffers from ragwort. It had been grazed in the past by the adjoining farmer but was no longer wanted. Relaxation of the policy to allow development of sites such as this would only yield small numbers of dwellings but would avoid the need for clos in the rural area.

4.266 The Environment Department stressed the absence of need for clos under the Strategic and Corporate Plan and concern over the possible opening of floodgates should an infilling policy to be adopted. As the land is non-designated and only has a width suitable for one or 2 dwellings in an otherwise built-up frontage, it would meet many of the tests in the limited infilling policy that I have recommended. However, it has the appearance of a tree edged meadow and whether it would fall within that policy would depend on the reality of continued agricultural or other grazing use, possibly linked to other open land to the rear.

Recommendation

4.267 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land off Mauxmarquis Road, St Andrew

Representation: 311 Island Motor Company Property Ltd

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

4.268 Advocate Perrot put forward his minimal impact formulation for amending Policy RH1 to enable development of this land for 2 dwellings. It is an area of backland only accessible via the adjoining garage and in active use as a parking area for that car dealership. I have already indicated why I consider that this formulation must be rejected as far too open-ended. It is questionable whether the land is actually surplus in relation to its current use and whether policies such as RGEN7, RGEN11 and other relevant policies could be met to provide a satisfactory living environment. Even if this could be demonstrated, I do not consider that its development would fall within the limited infilling policy that I have recommended as built development would be extended out towards the open land to the rear.

Recommendation

4.269 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land between Beaux Souvenirs and Homedale, Route de la Croix au Bailiff, St Andrew

Representation: 1077 Mr & Mrs G B Le Page

Issue:

- *Whether this site is appropriate for one or 2 dwellings*

Conclusions

4.270 Mr & Mrs Le Page sought to retain the built-up zoning of the current Rap Phase 1 that would enable one or two dwellings to be built on the frontage land that is currently little used though does contain an access through to the smallholding at the rear. A planning application was awaiting decision at the time the representation was heard. The Environment Department advised pursuing that application as infilling would be acceptable in principle under Policy H12 of the existing plan but not under the RAP Review.

4.271 The limited infilling policy that I have recommended as a modification to Policy RH1 might be applicable to this land as it is non-designated and clearly is a gap of width no greater than that necessary to accommodate 2 dwellings in a built-up frontage. However the linkage to the rear land and the existence of other open land to the north to the rear of the adjoining dwelling might mean that the caveat requiring no realistic expectation of a continuing rural use would be failed. I cannot recommend any wider relaxation without risking ‘opening the floodgates’ as feared by the Environment Department.

Recommendation

4.272 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjacent to Animal Shelter at Rue des Truchots off Route des Fauconnaires, St Andrew

Representation: 1529 Mrs M Brazier & Mrs B Laine

Issue:

- *Whether this site is appropriate for one dwelling on part of the area*

Conclusions

- 4.273 The representors argue that part of this field is not suitable for agriculture because of the topography and high water table and that the area west of the stream is becoming overgrown with scrub and would be better used for a dwelling that would relate to the adjoining buildings. The original representation sought an amendment to Policy RH1 to allow **“limited residential development on suitable inconspicuous sites opposite to and adjacent to existing residential development”** but at the Inquiry the minimal impact formulation or similar was adopted. Land was offered to enable passing places to be constructed in the narrow approach lane to the site and animal shelter.
- 4.274 I have already indicated why I consider the minimal impact formulation must be rejected as far too open-ended. The original words would similarly fail tests of locational specificity and adequate transparency. I consider that this site is without doubt currently in a rural use and a rural location and should remain so.

Recommendation

- 4.275 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Le Papillon, Rue de la Cache off Le Rohais de Haut, St Andrew

Representation: 323 Mr P Luxon

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

- 4.276 Mr Luxon argues that there ought to be more flexibility to accommodate more dwellings in the rural area as the Strategic and Corporate Plan requirement for a majority of new development being in the UAP area could be satisfied by 51% rather than 90%. Acceptance of infilling on land such as this flanked by a clos to the north would assist in ensuring that more affordable family dwellings could be provided. It was also argued that it would be better to replace the dwelling on the frontage that is in poor condition and unoccupied. The Environment Department pointed out that the clos in the vicinity had been constructed in the 1960s and 1970s under previous planning policies that are now regarded as inappropriate as the spread of housing is identified in the Strategic & Corporate Plan as one of the most potent symbols of environmental harm.
- 4.277 While the replacement clause of Policy RH1 would appear to sanction the principle of the replacement of the existing cottage, from my site inspection I would not see the generality of this site as in any way in an infilling context. The land appears part of an extensive tract of open countryside and although there are some buildings and structures

near to the cottage, no doubt mainly arising from a more active past horticultural use, the main bulk of the land comprises an open field and, at the extreme rear, relatively modern metal framed glasshouses that appeared to be in reasonable condition even if unused at the time of my visit. Development greater than would be sanctioned under Policy RH1 as drafted would be a clear intrusion into the openness of the rural area and harmful to the landscape character of this area adjoining the inland scarp that is worthy of protection. I addressed the numerical issues in the general Policy RH1 section of this chapter and concluded that there is no justification for any allocations in the RAP area as would be necessary to justify development of such an extensive area.

Recommendation

4.278 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Les Varendes between Trevina and Bransgore, St Andrew

Representation: 381 Messrs S & G Bougourd

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

4.279 This land which was formerly used as a vinery has been largely cleared for about 20 years. A small packing shed remains at the rear of adjoining property and is used in the context of limited domestic cultivation of a small attached remaining section of glass and limited parts of the open ground. There are residential properties on either side of the frontage gap and opposite across the busy main road. Playing fields or other ancillary land of the Grammar School are to the rear.

4.280 As the land is wholly surrounded by urban development or land attached thereto, it would fall for consideration under the limited infilling policy that I have recommended. The housing in the vicinity is of a variable scale but it would be no means out of character to consider that the frontage gap would be appropriate for two dwellings. Nevertheless, the depth of the plot including the part to the rear of the adjoining houses to the east means that the area is larger than would normally be considered appropriate for infilling. In that context its former horticultural use raises a further issue. The question that would have to be asked is whether a parcel of land of a size that might otherwise have a potential agricultural or recreational grazing use is realistically likely to be so used given the urban surroundings and busy road frontage and isolation from other land with potential rural use. Nevertheless, I do not consider that I could recommend any wider flexibility without ‘opening the floodgates’ as feared by the Environment Department.

Recommendation

4.281 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Harton Grange, Rohais de Haut, St Andrew

Representation: 42 Mr P Trebert

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

4.282 The land concerned in this instance is occupied by a barn, which had in the past received permission for replacement by a dwelling, though in recent times after that permission lapsed, renewal had been refused. It would appear that the reason why permission had been refused relates to the Conservation Area zoning in the current RAP Phase 1. The Environment Department indicated that conversion of the barn ought to be possible in principle under both the policies of the adopted plan and Policy RCE14 of the draft RAP Review. From my site visit this would indeed appear to be the case although roof covering would be likely to need replacing. The barn occupies a narrow gap in the road frontage with a clos extending back from that frontage to the east. It would appear that amenity land attached to a dwelling also occupies land to the rear and that moreover under the current plan that land is zoned as a housing development site. Thus, either in terms of conversion, replacement of an approved conversion scheme or in terms of infilling, what is sought by the representor would be covered by the RAP Review either as drafted or as recommended for modification as I have recommended slightly greater flexibility regarding replacement and limited infilling.

Recommendation

4.283 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

St Martin

Land to rear of Glen Moray, Calais Lane, St Martin

Representation: 318 C & R Homes Ltd

Further Representation: 1115 Mr R Le Marchant & Mrs M Hunkin

Issue:

- *Whether this site is appropriate for a dwelling*

Conclusions

4.284 This area of backland is occupied by a glasshouse with an access off a small clos serving 4 dwellings. The glasshouse is in reasonable condition but is unused save for storage of some building materials and is of a size, given isolation from other substantial areas of open land, that re-use for other rural uses does not look particularly easy to achieve were the horticultural use not to continue. Advocate Perrot put forward the minimal impact formulation that I addressed in paragraph 4.16 above arguing that the majority urban development required by Policy SP3 of the Strategic & Corporate Plan does not necessarily require there to be no new private dwellings. The further representors are concerned over privacy of lounge windows adjacent to the access and in relation to their rear terrace and the adequacy of the access itself.

4.285 While I have rejected the particular formulation as too open-ended, I have agreed, as did the Environment Department Representatives, that there could be alternative splits of

housing development to the 90%:10% between the UAP and the RAP Review that would still be in conformity with the Strategic & Corporate Plan. As a consequence, I have recommended inclusion of a policy to accept limited infilling within built-up non-designated areas. Although this site is not a conventional infill plot, if the land to the south is in residential use or were to be accepted as in such use under Policy RCE6, then it would be wholly surrounded by built-development or urban land. Subject to the consideration of privacy and access issues under Policies RGEN11 and RGEN7, this site might well be regarded as falling within the principle of my recommendation.

Recommendation:

4.286 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Calais Vinery, Calais Lane, St Martin

Representations: 243 Berdie Limited; 335 Mr R McGonnell

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

4.287 The case for an amendment of Policy RH2 concerning social housing advanced in relation to Calais vinery is in essence the same as that advanced in relation to Noordam Roses and related land at La Villiaze. The policy is argued to be too inflexible in terms of requiring provision to be by the States Housing Department or subsidised by them through a recognised Housing Association and to be on land directly adjacent to States housing. It was suggested that this 4 acres or so of land that is unlikely to be used again for horticultural purposes would be ideal for social housing as it is large site which would be easy to develop.

4.288 The land is essentially derelict and overgrown to the rear of the small parcel containing a former pack-house which is subject of Mr McGonnell's representation. The Environment Department argued that as Policy RH2 is an exceptions policy only anticipated to need to yield modest numbers of dwellings in the rural area, it needs to be very tightly defined. As a generality, I agree with that basic approach but have recommended at paragraphs 2.44-2.45 minor variations that would not exclude any housing that may be considered worthy of support under the Corporate Housing Programme including appropriate schemes of sheltered housing or self-build housing. However, locationally, although I have recommended deletion of the requirement relating to directly adjacent land, I have instead recommended that location should be within or in close proximity to Rural Centres in order to ensure that development takes place at sustainable locations. Although Calais vinery is perhaps within 400-500 metres of the eastern edge of St Martin's Rural Centre in a straight line, I would not regard it as particularly well located for access to services and facilities as walking distances would be longer to most services at the extremity of the centre and many of the facilities lie significantly further to the west. Thus, although it might be a site that would technically be able to be considered within what I have recommended, I would expect there to be higher priority sites on which to consider any needs for social housing in the locality. The land area appears large enough for agriculture or other open uses.

4.289 As for Mr McGonnell's alternative approach of simply replacing the packing shed by a new dwelling, I have addressed the substance of the conversion case in paragraph 3.172. As for a replacement dwelling, I would only see such a possibility being able to fall within my conclusions and recommendations if it were replacement of an approved conversion scheme under the slightly greater flexibility that I have recommended. However, to fall within the modified policy, acceptability would still turn on a conversion proposal being first approved in all respects. Unless the rear land were to be developed for social housing, I would not see a dwelling on this land as constituting infilling as most of the site is behind the frontage. Rather it would be extending built development out into an open area.

Recommendation

4.290 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at Les Courtes Fallaise, Route de Jerbourg, St Martin

Representation: 236 Van Zantem Ltd

Further Representations: 557 Mr & Mrs J S Machon; 558 Mr W M Campbell; 559 Mrs R S Williams; 560 Mr & Mrs C Silvestri; 561 Mr & Mrs Le Messurier; 562 Mr D Urben; 563 Mr & Mrs D Moulin; 564 Mr & Mrs K J Woodhard; 694 Mr A Fitzpatrick; 1553 Mr J Prins

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

4.291 For the representors, it was argued by Advocate Merrien that the housing policies of the RAP Review are unduly restrictive as the Strategic & Corporate Plan does not require all new housing to be in the UAP area. I have addressed these considerations in the general section of this Chapter on Policy RH1 and in relation to earlier chapters, where although accepting that limited additional flexibility would be desirable and would not take the plan out of conformity, nevertheless that there is no numerical case for making specific housing allocations in the rural area. The representations in this case also specifically refer to the glass being some 30 years old and largely surrounded by dwellings such that they may be adversely affected by light pollution. Housing development would therefore be more neighbourly and in keeping.

4.292 The further representors do not share this view and draw attention to the active use of the glasshouses by a tenant who also uses other vineries for pot plant production. Some positively assert the absence of light pollution and none suggest they are adversely affected. Many express concerns over traffic considerations given that the access is on the heavily used tourist route to Jerbourg Point as well as a road used by local residents, children and horse riders. Some have concerns over the neighbourliness of any new development. The policies of the draft Plan are supported in terms of preserving the openness of the semi-rural area that is much appreciated by residents and visitors.

4.293 At my site inspection, I noted that the glasshouses were under cultivation and that there is an open tree-lined field to the north. Thus, given this adjoining land and the size of the horticultural holding, it would seem clear that this site is of a size that ought to be suitable for continued agricultural or other open rural use even were growing to cease. Thus, while access and neighbourliness issues might be able to be addressed under Policies RGEN7 and RGEN11, I can see no justification for any residential allocation or any other relaxation of Policy RH1 that might facilitate development of this site.

Recommendation

4.294 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land off Route des Blanches and at Le Hurel field, Les Camps du Moulin, St Martin

Representations: 64 Island Development Ltd; 215 Mrs J Diehl

Further Representations: 568-9 Mr & Mrs H Mauger & others; 635-6 Mr T Lee; 649 States Agriculture and Countryside Board; 668 Mr N Jones; 693 Mr A Fitzpatrick; 711 Mr M F Bott; 882 Mr M G Le Huray; 1565 Deputy W F Quinn

Issue

- *Whether these sites are appropriate for residential development, including social housing*

Conclusions

4.295 Island Development limited own 7 fields that are tenanted by a local farmer. They initially suggested development for low density housing served via the existing clos from Les Blanches to the east. Subsequently at the Inquiry they put forward a scheme for sheltered housing adjoining the supermarket car park where it would be very well located for retail and medical facilities and would serve an evident need. In the centre, subject to agreement with the tennis club, there could be improved leisure facilities and a limited number of starter homes. About half the agricultural land would be retained, recognising the quality of the land and the skill and dedication of the farmer, but it was argued that conservation agricultural policies would reduce the need for land and also that even with conservation management, garden land would still be more species rich.

4.296 Mrs Diehl argues that the policies of the plan are too restrictive and that there should be relaxation particularly in relation to the Hurel field in respect of social housing. The following additional policy caveats are proposed to paragraph 4.1 with appropriate adjustment to the relevant Policy RH2:

- **“In certain circumstances create social housing in association with the Housing Department or any other social housing group on adjacent sites to existing social housing;”**
- **“On sites that are adjacent to existing social housing sites and other residential areas, and where it is in close proximity to a commercial and residential centre consider the use of land for social and need housing, not necessarily linked with the Housing Department.”**

- 4.297 It was indicated that a 10 metre strip of land had been sold to Trade Savers C I Ltd to create another access to the retail car park adjoining the field and suggested that housing could have access off this strip to avoid need for another access to Rue du Hurel. However, the Environment Department pointed out that no planning permission had been granted for this access. It was also suggested by Mrs Diehl that the field is not particularly valuable for grazing. Cattle had been let out by local youths and consequently the farmer did not use it greatly. This was refuted by the farmer who indicated that while there had been problems with children and vandalism, this was not the reason for low stocking. This is because it is used for housing cattle drying off from milk production and there are only a few such cattle at any point in time. Low stocking density is important for animal welfare reasons at such times. At the time of my visit there appeared to be two cows and a calf grazing the field. The Agricultural Adviser drew attention to the land being of the highest quality – among the best 11% in Guernsey. Thus, it should only be developed in most exceptional circumstances even if it remains as permanent pasture because it is a triangular shaped field separated from directly contiguous agricultural land. The Environment Department drew attention to clause b) of Policy RCE1 that would lead to rejection of proposals having an adverse effect on the operation of farm holdings. In Chapter three I recommended strengthening that policy to make explicit the protection of agricultural land for its own sake. The Environment Department also suggested that because the land is separated from existing Social Housing by a highway, it would fail the test of being directly adjacent. They also opposed the suggested relaxation as Policy RH2 is an exceptions policy and must not become an open-ended recipe for rural housing.
- 4.298 The Agricultural Adviser had even stronger objections to the Island Development land because in addition to being of the highest quality, it is large enough (probably around 5 acres) to support crop rotation and is under conservation management. Such management requires a larger acreage for a given output, including the conservation of hedgerows and field banks. This achieves real ecological protection, not development. The tenant operates a large modern farm in St Martins.
- 4.299 The other further representors (568-569, 635-636, 668, 882) supported the draft Plan against creeping urbanisation of the countryside, arguing that Policies RGEN3 and RGEN5 must rule out development to conserve the character of the countryside and its wildlife and to protect the natural beauty, while there is sufficient social housing in the locality. Mr Mauger represented 47 other households in the vicinity opposed to the loss of agricultural land and the urbanisation of the parish. Deputy Quinn (1565) also confirmed that the parish is wholly opposed to development on either of these sites and to the loss of the agricultural land. Some (693, 711) particularly expressed concern over the prospect of additional traffic via the private clos (which is regarded as unsuitable to serve additional development) to Les Blanchés, as might arise under the Island Development scheme, at least in its initial form. Les Blanchés is ultimately the route to Jerbourg Point and is heavily trafficked. In making these representations some of the further representors sought to criticise the replacement of the former green zones and introduction of the policy-based approach. I have addressed such considerations in relation to Chapters 1 and 3 of the Plan. I am satisfied that the policies of the plan properly understood ought to provide very strong protection for open countryside, particularly with the strengthening and clarification that I have recommended concerning the protection of agricultural land.

4.300 In relation to these two representations, for my part although I have recommended some minor variations to Policy RH2 earlier in this chapter that would enable a slightly wider agency and type of provision, social housing would still have to form part of the Corporate Housing Programme. I can see no justification for any greater relaxation in the policy. As for location, again although I have recommended substitution of a requirement to be at or in close proximity to a rural centre for being directly adjacent to existing States housing, this would not enable the protection of agricultural land to be set aside. Thus, I would not expect the Corporate Housing Programme to conclude that either of these areas of land would be an appropriate site for social housing unless there were a particular need in St Martin's that could not be satisfied elsewhere. I have earlier rejected the case on numerical grounds for any housing allocations being required in the RAP area. This would be the only way such extensive areas of greenfield land could be considered for development under Policy RH1.

Recommendation

4.301 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Westward, Rue des Marettes, St Martin

Representation: 1152 Mr & Mrs J Gallienne

Issue:

- *Whether this site is appropriate for one or more dwellings*

Conclusions

4.302 Mr & Mrs Gallienne argued that the housing policies for the RAP area are too restrictive and will contribute to price escalation and thus to a need for greater interference in the market by the States to provide social housing. They suggest that there are inconspicuous sites on which additional single storey dwellings could be infilled without intruding into the rural landscape, such as at the rear of their bungalow. It is accepted that the land was once occupied by a vinery, but the glasshouses were progressively cleared from the 1970s and the area is now used as garden or amenity land related to the dwelling. The Environment Department accepted that there may be sites on which inconspicuous dwellings could be located but that if that were the sole criterion, the locational strategy to locate the majority of new dwellings in the UAP area would be undermined and the investment necessary for its renewal would be diverted. If the 300 dwellings per year target is achieved, as the Environment Department believe will be the case, this ought to prevent price escalation as the annual need derived from the last housing analysis only discerned a need for 159 dwellings per year.

4.303 On my site visit, I noted two pitched roofs buildings in the rear area, a smaller tiled pump-house and a larger packing shed/store. Unless, contrary to previous indications, either or both of these could be held to meet the test of Policy RCE14 b) as being of sufficiently sound and substantial construction to warrant consideration of conversion proposals, I can see no grounds for recommending policy modifications that might facilitate the development sought. The development would not be infilling but rather a form of backland development. With glasshouses further to the rear in active use, development of this land would be extending built-development into what is legally an

area of agricultural land and this would apply even were the status of the representation site regularised under Policy RCE6 as a residential curtilage.

Recommendation

4.304 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Le Clos Vinery, Rue des Marettes, St Martin

Representation: 256 Mr & Mrs M W Dyke

Further Representation: 830 Mr P Walters; 1021 Mr G D Atkinson

Issue:

- *Whether this site is appropriate for one or more dwellings, including social housing*

Conclusions

4.305 Advocate Ferbrache argued on behalf of Mr & Mrs Dyke that greater flexibility is required in terms of both agency and location if the social housing needs of the Island are to be met. A 2002 report by Bristol University on Anti-Poverty Policies for Guernsey highlighted the extent of housing problems and Policies SP6 and SP6A do not preclude these being addressed in the rural area. Moreover, the Strategic and Corporate Plan has a positive economic emphasis that is not reflected in the RAP Review. The RAP Review contains an unrealistic expectation of an extensive horticultural industry remaining. The glasshouses at Le Clos Vinery were constructed in 1978 and are now in need of substantial investment if they are to have a long-term future and yet with the collapse of the cut flower market, new markets would have to be developed. As Mr & Mrs Dyke are approaching retirement neither of these are necessarily achievable and it would be better to adjust the housing policies and secure a positive future for these 4.5-5 acres rather than allowing the land to fall into dereliction in due course. The Agricultural Adviser accepted that only about 10% of vinery land that has been cleared has been restored to agricultural use.

4.306 The Environment Department indicated that the formulation of Policy RH2 post-dated the study referred to and has the support of the Housing Department. As an exceptions policy it needs to be tightly defined. The further representors argued that there had already been too much urban development in St Martin's, that a development on this scale could lead to traffic problems, would be harmful to nature conservation and could not be integrated into the built environment as further horticultural land separates much of the site from other residential areas.

4.307 At my site inspection, Mr & Mrs Dyke stressed the advantage that an on-site dwelling would provide for the security and management of the site as the original dwelling had been sold off. Neither the Commerce & Employment Department nor the Environment Department currently support the need for on-site residences even if restrictive conditions and/or planning agreements could be enforced under the proposed new Island Development Law. Only if such a dwelling could be construed as infilling on the triangle

of land in front of the westernmost glasshouse could such a proposal fit within the slightly enhanced flexibility that I have recommended for Policy RH1.

- 4.308 As for the possibility of a substantial development of social housing under Policy RH2, I have recommended minor re-wording of Paragraph 4.2 that might give greater flexibility with regard to the agency and type of provision though any social housing would still have to form part of the Corporate Housing Programme. While I have also recommended deletion of the requirement to be directly adjacent to existing States housing, I have instead recommended that social housing should be within or in close proximity to Rural Centres in order to secure sustainable development. I do not consider that this would be such a location. Moreover, as I was shown clearance in progress on the adjoining vinery to the rear, it would appear that there is scope here either for expansion of this horticultural unit to create one of those that might have long-term viability or, if the use were to cease, for there to be a very extensive open area that ought to be capable of future agricultural or other open rural use. I would not view such a possibility as inconsistent with the evidence of the Agricultural Adviser as much of the cleared land to date has involved smaller parcels of land and grazing for equestrian or other hobby purposes is not included in the figure for the proportion reverting to commercial agriculture. I do not consider any further policy relaxations would be justified to enable this area to be developed for social housing.

Recommendation

- 4.309 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Edgbaston Vinery, Rue des Escalier, St Martin

Representation: 255 Mr & Mrs M W Dyke; 675 Constables of St Martin

Issue:

- *Whether this site is appropriate for social housing*

Conclusions

- 4.310 A similar general case was advanced in respect of this 4.2 acres of land as for Le Clos Vinery but in this case with additional site specific argument in relation to the extent of vandalism experienced, the greater age and poorer condition of most of the glass on the site and the fact that the boundary of the vinery immediately abuts La Rue Jehannet, the estate road into the adjoining area of States housing and, at the western end, dwellings in that estate. The glasshouse nearest to Saints Road and the packhouse by that entrance are of timber construction and started production in 1949. To its rear, along the margin of the housing, the glasshouses have either been removed or collapsed while the area to the north between the recreation ground and a field used for separate horticultural purposes contains a more modern metal-framed glasshouse that was constructed in the 1960s and was in production at the time of my visit. Although I was shown where panes of glass had needed replacement, it was in reasonably good condition.
- 4.311 As indicated in paragraph 4.308 above I have recommended minor re-wording to paragraph 4.2 of the Plan to give greater flexibility as regards agency and type of provision but still to require social housing to form part of the Corporate Housing

Programme. This would go some way towards addressing part of this representation. I have also recommended that the requirement to be directly adjacent to existing States housing should be deleted but that instead social housing should be required to be at or in close proximity to Rural Centres to secure sustainable development. It may well be that development of part of this site could meet that requirement and I note that the Housing Department initially indicated support for this representation (1312) before its site specific representations were withdrawn. However, I am far from convinced that there would be any justification for extending development back onto the Rue des Escaliers frontage as the more recent glasshouse there adjoins a field and is opposite other open land. Urban development there would be intruding into the rural environment.

- 4.312 In the context of supporting the policies of the draft Plan that generally protect horticultural land from built-development, the Constables of St Martin drew specific attention to this representation site as well as that at Icart Road (303). However, if social housing under Policy RH2 is to be considered in St Martins, I can see no particular reason why a portion of this site should not be regarded as having potential.

Recommendation

- 4.313 I recommend that Policy RH2 and its supporting text be modified as set out in paragraphs 4.44-4.45 above.

Land at junction of Route des Coutures and Saints Road with Rue des Frenes, St Martin

Representation: 109 Mr A W Ogier

Issue:

- *Whether this site is appropriate for a dwelling*

Conclusions

- 4.314 Advocate Perrot put forward the minimal impact formulation in respect of this field which is situated between a glasshouse and the main road frontage. The field is tree edged along the highway margins and does not appear to be in active use, whereas the glasshouse is under cultivation. I rejected this formulation for giving greater flexibility to Policy RH1 at paragraph 4.16 above as being too open-ended and insufficiently locational. Whether the land might alternatively be regarded as falling within the limited infilling policy that I have recommended would need to be considered, though its width compared to its shallow depth, current greenfield nature and potential for use with the adjoining glasshouse site would count against it.

Recommendation

- 4.315 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land around Ruelle de la Vallee (near St Martin's School), St Martin

Representation: 669 Mr C J Meredith

Issue:

- *Whether this area is sufficiently protected from residential development*

Conclusions

- 4.316 Mr & Mrs Meredith are concerned to retain the open and peaceful state of land adjacent to this valuable route for children en route to the school and argue that vinery land should not be developed for housing simply because it is not being used. The Environment Department stressed that the primary objective for non-designated land under Policy RCE1 is to maintain its openness and rural character. Under Policy RH1 as drafted no new private housing would be permitted and exceptions for social housing under Policy RH2 only in very particular circumstances. Although, I have recommended a slight increase in the flexibility of Policy RH1, it ought to have no bearing on the very strong protection against built-development on vinery land under both that policy and Policy RCE5 which seeks to ensure that any derelict rural land reverts to agriculture or other open rural uses. I endorsed that policy in Chapter 3 of my report.
- 4.317 As for Policy RH2, I have recommended substitution of the locational requirement of being at or in close proximity to a Rural Centre for that of being directly adjacent to existing States Housing where development is contemplated beyond simply consolidation of existing estates. It is possible that this area or parts of it might be regarded as fulfilling this criteria either as drafted or as recommended. However, there are other requirements that would limit such exceptions to housing which forms part of the Corporate Housing Programme. From all I heard at the Inquiry, I was not led to anticipate large numbers of social housing units as being likely in the RAP area under that programme and no suggestions were made that this particular area might be under consideration. The main thrust of other representations seeking more rural affordable housing were in respect of the more remote rural western parishes furthest from St Peter Port and its Housing Target Areas or in respect of self-build housing. On the basis of representations and further representations lodged, in this locality the most likely land to be considered for social housing might well be part of the site of representation No 255. I am satisfied therefore that the combined effect of Policies RCE1, RCE5, RH1 and RH2, either as drafted or as recommended, would be likely to safeguard this area from development.

Recommendation

- 4.318 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at San Miguel, Route de la Foret/Chemin le Roi and at the rear of La Croix Guillon, Forest Road, St Martin

Representations: 1045 Mr & Mrs I Farrell; 1059 Mr G Rowe

Further Representations: 1442-3 Mr & Mrs J B Green

Issue:

- *Whether these sites are appropriate for dwellings*

Conclusions

- 4.319 It is argued that both of these parcels of land can be considered as infilling plots as they are narrow areas of garden land, at San Miguel to the rear of a motor trade workshop and at La Croix Guillon to the rear of ancillary residential buildings. Conversely, Mr & Mrs Green draw attention to the fact that both plots are not part of the frontage development

to Forest Road but rather front a minor linking lane and the predominantly rural Chemin le Roi, a Ruelle Tranquille, beyond which there is a swathe of open agricultural land. They also pointed out that the sites are within the airport Public Safety Zone. The Environment Department echoed these concerns, arguing that even if there were to be an infilling policy, development on these sites should be ruled out.

- 4.320 On my site visit, although I noted that both these plots currently have a high degree of screening, the basic situation is as outlined by Mr & Mrs Green and the Environment Department. The only urban development close to Le Chemin de Roi in the locality is the staff accommodation of St Margaret's Hotel on the other side of Route de la Foret. In my judgement, therefore, there is no way that development of either plot could be construed as infilling. In addition, I do not consider that the very clear prohibition on development likely to increase numbers of persons present within the Public Safety Zone should be lightly set aside. I was shown the site of the F27 freighter accident only about 150 metres away.

Recommendation

- 4.321 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land between 2 Clovelly Villas and Latchmere, Rue Maze, St Martin

Representation: 101 Courtil Renault Ltd

Issue:

- *Whether this site is appropriate for a dwelling*

Conclusions

- 4.322 Advocate Perrot put forward the minimal impact formulation in relation to this site as the structures on it are regarded as insufficiently substantial for consideration of conversion under Policy RCE14. At paragraph 4.16 above, I rejected this formulation as being too open-ended and insufficiently locational. However, from what I saw on my site inspection I would not be entirely certain that there might not be a conversion possibility. However, if that is not the case the present buildings, formerly used in connection with a builder's business, clearly occupy an infilling plot in a non-designated built-up frontage. Development would therefore fall within the limited infilling clause that I have recommended.

Recommendation

- 4.323 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Les Merriennes, St Martin

Representations: 412-3 Mr A & Miss C Baigent

Further Representations: 795 Mr & Mrs M S Preece; 811 Mr & Mrs R G Cluett; 834 Mrs F M Ferbrache; 861 Mr & Mrs M Agnelli; 866 Mr & Mrs J Copeland; 880 Mr & Mrs S Guilbert; 896 Mr M W Pritchard & Mrs E Le Patourel; 897 Mr & Mrs J G Ewert; 967 Mrs K

**Goodhew; 1127 Mr & Mrs P Steer; 1193 Mr L Bougourd;
1194-5 Mr & Mrs G Paynter; 1401-2 Mr & Mrs R Blakeley**

Issue:

- *Whether these sites are appropriate for dwellings*

Conclusions

- 4.324 Mr & Miss Baigent seek to construct ecologically friendly Guernsey Cottages on these two parcels of land that are designated AHLQ. Plot A is at the rear of properties fronting Les Merriennes and is a largely cleared site formerly used for tomato production. Plot B is a narrow field containing a small shed and evidence of agricultural use that is more in the centre of the swathe of attractive open land in the valley between Les Merriennes and Les Hubits. The dwellings would enable their return to Guernsey to live near to their grandmother. Although reference was made to Guernsey cottages in the initial representations, an illustration was provided of a modern earth-sheltered dwelling built on the edge of a UK National Park to achieve minimum impact and it was argued that by residence on the sites their ecology would be able to be protected. Parking could be provided at their grand-mother's house.
- 4.325 Although the Environment Department was sympathetic to concepts of constructing low-energy and ecologically friendly dwellings, it was argued that any policy change to facilitate what was proposed would completely undermine the locational strategy of the plan as low-impact ecologically friendly development would be able to be proposed anywhere. The further representors strongly supported the Environment Department stressing the natural beauty of the area, its ecological value and the need to prevent further loss of countryside in St Martins with concern over precedent even if ecologically-friendly development could be contrived and other land assembled.
- 4.326 For my part, like the Environment Department, I cannot see how the approach advocated could be facilitated in the Plan without the feared 'opening of floodgates'. Any land would become open to proposals for ecologically-friendly dwellings. All the land concerned is clearly open agricultural land warranting AHLQ designation and should remain so.

Recommendation

- 4.327 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Spranza Vinery; former vinery off Les Quatre Vents and Bali Hai Vinery, Oberlands, Rue de la Corbinerie, St Martin

Representations: 13 Mr & Mrs A J Laine; 566 Mrs H Almonte; 616 Mr P Carre

Further Representations: 567 Mr S Watts; 592 Mr S Watts; 633 Mr S Watts; 719 Mr R A Bushell; 730 Mr B Holland; 738-740 A & N Glass

Issue:

- *Whether any of these sites are appropriate for residential development*

Conclusions

- 4.328 Advocate Loveridge argued that Policies RH1 and RH2 should be modified to facilitate the development of the Spranza Vinery for residential purposes (13) as Mr & Mrs Laine

had now retired from growing. With regard to Policy RH1, he suggested either a site specific allocation or replacing clause a) by **“involve the construction of dwellings the density of which will depend on the site”** or, failing either of these approaches, addition of the minimal impact formulation at the end to enable a single dwelling to be considered. In Policy RH2 deletion of “directly” is suggested from the requirement to be directly adjacent to existing States housing so that existing social housing need only be nearby. Ms Almonte (566) suggests similar treatment for the adjoining former vinery land as it would make sense for these three sites to be developed together, though if the minimal impact formulation were to be adopted 2 dwellings would be thought appropriate. Mr Carre (616) proposes modification also to paragraph 3.5 and Policy RCE5 so that former vinery land could be considered for residential development – **“Opportunities for built development will be carefully scrutinised to ensure that such development is consistent with the objectives of the Plan”**, with paragraph 1.3 to be modified to include provision of suitable dwelling-houses for Island residents being of paramount importance. The Bali Hai Vinery (almost 2 acres) had been invested heavily in to create a state of the art facility that had produced roses between 1989 and 2002, but it had become uneconomic. He had acted responsibly by clearing the glass for re-use elsewhere but all services remained available on site (as well as some equipment which could not be sold, demonstrating the lack of viability in the industry). Unless the land could be developed it would be likely to remain derelict to the detriment of the rural environment. It was unlikely to be useable for agriculture as it is at a higher level than the adjoining field and the most recent vinery uses had not involved growing in soil but in solution or peat. He sought similar changes as in relation to Spranza Vinery as there is public sector housing nearby including accommodation linked to the hospital. Parish residents should not be forced into St Peter Port.

- 4.329 The Environment Department stressed how the kind of changes sought would undermine the locational strategy of the plan as the 3 sites together would probably accommodate 30-40 dwellings at reasonable densities. The key concern of Mr Bushell (719) (supported by 8 other households) was over access whether via Quatre Vents Private Estate, Clos des Quatre Vents or Quatre Vents Lane, given the nature of the lane and the nearby Princess Elizabeth Hospital, though in relation to Representation 566 there was also concern over wildlife. Other further representors (730, 738-40) echoed these access and traffic concerns as well as being concerned over the neighbourliness of development and its effect on the character of the locality if the existing horticultural/agricultural uses were to be replaced. Mr & Mrs Watts (567, 592, 633) stress support for the policies of the RAP as drafted and contest that the right of way into the Bali Hai Vinery site is sufficient for residential as opposed to agricultural use. They also draw attention to the fields separating the vinery sites from the edge of the built-up area of St Peter Port.
- 4.330 While access, traffic and neighbourliness issues could be addressed under Policies RGEN7 and RGEN11, I saw nothing at my visits to these sites to lead me to conclude that all or any of these sites should be singled out as appropriate for development through allocation, had I been persuaded that any allocations would be justifiable in the rural area. I have also earlier rejected the kinds of open-ended amendments to Policy RH1 that might facilitate their development for small numbers of dwellings. The suggested amendment with regard to Policy RH2 could result in sites in very unsustainable locations being considered as potentially suitable for development.

- 4.331 The 3 sites are clearly separated from the built-up area of St Peter Port. Although the change in level would make integration of the Bali Hai site with the adjoining field not particularly easy, it is of a size that the Agricultural Adviser has suggested ought to be capable of a recreational grazing use if re-use for commercial agriculture could not be secured. The La Spranza Vinery is obviously still capable of being used for production, but, if not, is again large enough for re-use for agriculture or other open rural uses, while the remaining land which has been cleared could be linked with other land if it proved difficult to re-use in isolation. The mere availability of services does not justify setting aside Policy RCE5.

Recommendation

- 4.332 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land between Le Rougetel and 2 Les Croutes Cottages, Rue des Croutes, St Martin

Representation: 73 Mr J D Vaudin

Issue:

- *Whether this site is appropriate for a dwelling*

Conclusions

- 4.333 This narrow plot is the only undeveloped gap in the frontage to Rue des Croutes or indeed within the triangle of residential properties bounded by Rue des Croutes, Rue des Marettes and Le Long Trac. Although the Environment Department cautioned against the cumulative effect of any relaxation of policy that might facilitate development of this land, in physical terms it is a classic infilling plot. The only factor that might tell against the principle of its development under the limited infilling clause that I have recommended is whether as existing greenfield land it might have an ongoing rural use. At the time that the representation was heard and of my visit to the site, the land together with some adjoining backland adjacent to Marett de Haut was in use for pony grazing. Mr Vaudin argued that should that use be lost it would be unlikely that it could be replaced. Although there is other open land on the opposite side of Rue des Croutes, the representation site must be marginal in terms of potential for open rural uses.

Recommendation

- 4.334 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at rear of Puddlewick Cottage, Rue des Marettes/Rue des Grons, St Martin

Representation: 1532 Mr M B & Mrs R Lucas

Issue:

- *Whether this site is appropriate for a dwelling*

Conclusions

- 4.335 The representation seeks to facilitate construction of a small dwelling for Mrs Lucas's mother through construction at the end of their garden close to the vehicular access on the

Rue des Grons frontage. This has been rejected in principle under the existing RAP Phase 2 because the site is a designated Conservation Area in which new dwellings are not acceptable. However, encouragement had been given to consideration of an extension to the historic house. This is regarded as unsuitable. The Environment Department drew attention to draft Policy RH5 and suggested that a dower proposal need not necessarily be attached to an existing dwelling provided that some facility is shared so that the property could not be separately sold off, given the inability to enter into planning agreements in advance of the new Island development law. The representors could not see how this could work in their circumstances and pressed the need for a self-contained unit. In their view it could satisfy all other relevant policies other than RH1.

- 4.336 The limited infilling clause that I have recommended be added to Policy RH1 would address precisely this kind of situation, though from what I saw at my site visit, it would require considerable skill to design and locate a dwelling that would satisfy policies such as RGEN4, 5, 6, 7, 8 and 11 and RCE12.

Recommendation

- 4.337 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Icart Vinery, Icart Road, St Martin

Representations: 303 A & C Ltd; 675 Constables of St Martin

Further Representations: 417 Mr P Walters; 420 Dr D N Argent; 421 Mr & Mrs J D Locke; 437 Mr C Rolfe; 1270-1271 Mr T de Putron

Issue:

- *Whether this site is appropriate for residential development*

Conclusions

- 4.338 Mr Ashplant and Mr Leadbetter of Wren Properties (303) argued that it is inappropriate for there to be no new housing allowed outside St Peter Port and St Sampson's as not all desire flats and the policy will force up the price of rural houses. As growing is now uneconomic policies ought to allow infilling of appropriate vinery sites. This particular site, although of relatively modern Aluminium framed design is only let out on terms to keep it tidy while producing vegetables for the local market on a part-time basis. It was suggested that it might be suitable for 4 dwellings.
- 4.339 The Constables of St Martin (675) supported the RAP policies towards horticultural sites that would preclude housing development. They were supported by Mr de Putron (1270-1271) who also argued that there is a need for more stringent policies to protect land from proposals such as this, referring to the green zones of the current RAP Phase 2. Other representors raised this issue but nevertheless supported the stance of the Environment Department against this development and that under RCE5 surplus glasshouses should be returned to open land. Dr Argent, Mr & Mrs Locke, Mr Walter and Mr Rolfe (420, 417, 421, 437) stressed the limited nature of the access serving the site between existing dwellings to Icart Road and also expressed concern over further development close to the cliff top and visible from Rue des Marettes.

4.340 From my site visit, I am satisfied that Policy RGEN7 would provide a proper context in which to consider access issues and I am not convinced that there is a particular issue in relation to the cliff edge, though I accept even with landscaping any built-development would be likely to be visible from Rue des Marettes. The key issue is the principle of housing development on a not insignificant vinery site. In my judgement, development of the site could not possibly be regarded as infilling given both the size and the backland location adjoining open agricultural land to the south-west. Thus, while the site may well be relatively secluded and the glasshouse only partially in use, I do not consider that there could be any justification for amendments to policies that would enable it to be considered for housing development. Any such amendments would inevitably affect many more vinery sites. Properly understood I consider that the policies of the RAP Review are very clear that such land should be protected from urban development.

Recommendation

4.341 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

St Peter Port

Land at Meadow Grove, Footes Lane, St Peter Port

Representation: 337 Les Varendes Developments Ltd

Further Representations: 415 M J W Van Katwyk & Ms P Evemy; 695 Ms C Wickham; 698 Mr J C Diligent; 713 Mr J Williams; 1036 Mr C S Warr

Issue:

- *Whether this land is appropriate for 2 dwellings*

Conclusions

4.342 Advocate Atkinson argued that it had always been the intention of the company to add two additional units to the 14 created through the conversion of the buildings on site. The conveyances to the purchasers of the other dwellings reserve that right. In their view the additional dwellings could be seen as infilling and that a modest adjustment to the policies of the Plan could facilitate this. If it was not regarded as infilling it suggested that Policy RH1 might be amended to permit **“new units where there are no adverse effects on the area or the objectives of the plan”**.

4.343 The further representors pointed out that they had been assured by the former Island Development Committee that the Green Zone 2 designation in current RAP Phase 1 would preclude the additional units sought by the company. They argued that amenity land for the flats would be lost even if enough parking could be provided. I share the view of the Environment Department that what is suggested could not possibly be construed as infilling as it would be extending the area of built-development onto land that is clearly currently in open amenity use towards the adjoining field, even if the site separated by hedgerow trees from that field. Moreover, I also agree that the alternative suggested amendment to Policy RH1 would not provide any locational steer and leave far too much discretion as to whether there might be adverse effects, thereby failing the test of transparency. Thus, while the effect on amenity, trees and parking might be able to be addressed under policies such as RGEN3, RGEN5, RGEN8 and RGEN11, I do not

consider that any amendment to the policies of the plan to facilitate the development sought would be justified.

Recommendation

4.344 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjacent to St Raphael and Roseneath, Footes lane, St Peter Port

Representations: 382 Mr D Duquemin; 1510 Mrs D M Holder

Issue:

- *Whether either of these areas of land are appropriate for dwellings*

Conclusions

4.345 With regard to the area of land included in Representation No 382, it was argued that it is redundant in horticultural terms having been separated from other agricultural land by construction of the new road serving the nearby school and sports facilities. Housing development on the land would avoid cramming families with children into St Peter Port. On my site visit I noted that the land is under active horticultural cultivation whether commercially or domestically. On the opposite side of the old Footes Lane, the area of Representation No 1510 is a well treed area of amenity land attached to the neighbouring house, 'Roseneath'. Although it contains a domestic glasshouse, it is not believed to have been in any commercial horticultural use since the Island Development Law 1966 came into force. It was argued by Advocate Ferbrache that clause a) of Policy RH1 should be deleted and replaced by a policy that would not preclude consideration of reasonable sites that could be developed without contravening Policies RCE1, RCE6, RCE7, RCE8, RCE13 or RCE14. In both cases development of one or more dwellings close to the edge of St Peter Port was argued not to be 'opening the floodgates'.

4.346 For my part, I agree with the Environment Department that neither of these areas could be construed as infilling plots but rather as sites on which development would be extending out into wider open areas, albeit largely in recreational or amenity use rather than agricultural. Thus to change policies in ways that would facilitate development of either area would be likely to be applicable to many more areas of non-designated land. I can see no justification for any changes to policies that would undermine a continuation of the existing uses or their replacement by other appropriate open rural uses.

Recommendation

4.347 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjoining Petit Ruisseler, Rue du Pont Vaillant, St Peter Port

Representation: 107 Mr & Mrs F Morley; 1320 Mr P Harrison

Further Representation: 857 Mr & Mrs A Taylor

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.348 Advocate Perrot put forward the minimal impact formulation to facilitate the development of a dwelling on this land. At Paragraph 4.16 above I rejected that approach as being too open-ended and lacking in locational specificity. Mr & Mrs Taylor although conceding that the land may not be good pasture argue that the land has a value for nature conservation and should not be built on. They would not however oppose the proposed golf course that could take in this land (addressed in Chapter 6). Mr Harrison is concerned to avoid additional traffic using Rue du Pont Vaillant, but although opposing the Golf Course proposal, is primarily concerned to ensure that major States developments properly undergo EIA and TIA procedures as States developments are perceived to have encouraged rat-running in the lane. I address these issues in paragraphs 1.4 and 2.1-2.3 of my report.
- 4.349 From my site visit, I noted that there are metal clad sheds in the eastern corner of the field and that parts of the field are overgrown. Nevertheless, a significant area appeared to have been mown and further open fields adjoin the area both to the rear, to the south and opposite, all of which like the representation site are designated AHLQ. I can see no justification for any amendment to policies that might facilitate built urban development on this land which is clearly suitable for open rural uses.

Recommendation

- 4.350 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land between Marpaujankie and Dunromin and at Pearl Vinery, Rue des Coutanchez, St Peter Port

Representations: 122 Heirs of late C J De La Mare; 314 Mrs J E Guilbert

Further Representations: 1147 Mr R Rumens jnr & others; 1148 Mr S Falla & others

Issue:

- *Whether either of these areas of land are appropriate for a dwelling or residential development including social housing*

Conclusions

- 4.351 Advocate Perrot also sought to apply the minimal impact formulation to the land subject of representation No 122. At paragraph 4.16 above I rejected that formulation as too open-ended and lacking in locational specificity. The rough area of cleared land at the rear of houses in Rue des Coutanchez is part of a wider area of open land and, notwithstanding the inclusion of the Balmoral Vinery to the west within a Housing Target Area [HTA] as part of the Urban Area Plan [UAP], I can see no justification for any policy modification that might facilitate development of this land. The adjacent designated area of Landscape Value in the UAP demonstrates a consistent approach to land along Rue des Coutanchez in both plans.
- 4.352 The former Pearl Vinery is a short distance to the north beyond the northernmost of the group of houses on the west side of the road. This cleared but largely overgrown area is considered by the representor to be suitable for social or low cost housing so that all such

development does not have to be by way of high density flattened schemes in the urban area. Such development (or alternatively industrial development to replace displaced businesses from HTAs or Mixed Use Redevelopment Areas) would enable beneficial use of land which it is claimed would not be economic to reclaim for agriculture even though the glass was relocated to a larger horticultural site. It is suggested that the requirements for social housing only to be provided by the States Housing Department or a supported Housing Association and to be directly adjacent to existing States housing should be deleted. The further representors express concerns over potential traffic and flooding issues and stress that with the nearby HTAs it is important to keep green open areas in order to conserve and enhance the rural environment. They represent 8 other households.

- 4.353 While issues such as traffic and flooding ought to be able to be addressed under Policies RGEN7 and RGEN12, the key issue is the principle of housing development. I have recommended a minor re-wording of paragraph 4.2 to ensure that all housing that might form part of the Corporate Housing Programme would be covered by the social housing policy, but not a widening that would enable private housing that did not form part of that programme to be considered as the policy is an “exceptions” policy. The Environment Departments rightly points out such policies must be very tightly controlled. I have also recommended deletion of the directly adjacent requirement but have recommended substitution of a requirement to be at or in close proximity to Rural Centres to ensure that social housing takes place at sustainable development locations. I do not consider that a good case can be made for social housing on the fringes of St Peter Port within the RAP area. The HTAs in the UAP area should be able to accommodate any necessary social housing in this part of the Island, including family housing. If there is a real problem in securing reclamation to enable agricultural use or recreational grazing, it was reported to the Inquiry that the States should be considering possible funding for a renewed clearance programme during 2005.

Recommendation

- 4.354 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

St Pierre du Bois

Land at La Maison de Haut, Les Messuriers, St Pierre du Bois

Representation: 262 Dr V Tucker

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.355 Dr Tucker seeks to add an additional dwelling in Guernsey cottage style to accommodate family members. She suggests that land well screened land south of the house where there is an existing old greenhouse only used to a limited extent for domestic purposes would be ideal as it already has a separate vehicular access. Historically there was further residential accommodation on this part of the site, the remains of which can be seen attached to the end of the house. The location is also close to the St Peter’s Rural Centre but outside the airport Public Safety Zone. The Environment Department

explained why, although they are sympathetic to family circumstances, they must oppose relaxation of the policies that might allow development of an AHLQ site such as this and why development for family members could not be controlled. Thus, floodgates for many similar proposals would be opened. Instead they suggested that attention should be directed to the conversion of a traditional granite built barn at the other end of the property.

- 4.356 I have earlier concluded in the general section on Policy RH2 why I do not consider that it is possible to exercise planning control in a way that would specifically enable provision for family members. Although I have recommended a marginal relaxation in Policy RH1 to allow limited infilling in non-designated built-up areas, this would not apply to this situation as it would not be within the definition of infilling and is also rightly within AHLQ. From what I saw on my site visit, the traditional barn, albeit right on the northern boundary with a further portion in neighbouring ownership, appeared of substantial size and sound construction, with perhaps further potential in an outbuilding to the rear. Thus I agree with the Environment Department that it would be more appropriate to look to conversion possibilities rather than contemplate any greater modification to the relevant policies. The layout and landscaping of the overall land attached to La Maison de Haut would appear to offer a prospect of creation of separate curtilages and access for two units if this approach were to be followed.

Recommendation

- 4.357 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at rear of Pasquinel, Rue de Longfrie, St Pierre du Bois

Representation: 742 Mrs J Dodd

Further Representation: 926 Mr M & Mrs J Caseby

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.358 Mrs Dodd argues that housing ought to be accepted on this grassed area of land given the encouragement in Policy RCE1 to locate development at Rural Centres. Only a single dwelling is sought utilising the adjacent access. The further representors point out that the land was formerly a vinery that has been cleared and that, thus, development would be contrary to the whole approach of the RAP that seeks to ensure that horticultural sites revert to agriculture or other open uses. The Environment Department reinforced this case stressing that development means more than housing and some kinds of development such as retailing and community services are indeed encouraged to locate at Rural Centres.
- 4.359 From what I saw at my visit the grassed area is distinct from the immediate surrounds of the house and could readily be used for grazing. Moreover, it adjoins other vinery land or open land, save to the south. Thus, although non-designated its development could not be construed as infilling. I have recommended that social housing should be directed to Rural Centres and as this land is outside the airport Public Safety Zone, it could be open

for consideration under Policy RH2 as recommended. However, that would require the Corporate Housing Programme to identify a need in St Pierre du Bois that could not be met through consolidation of existing States housing and for there to be no more suitable sites, such as brownfield land, on which any such need might be met.

Recommendation

4.360 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Le Menage, Rue des Carriaux/Rue de L'Eclet, St Pierre du Bois

Representation: 72 Deputy & Mrs A H Brouard

Further Representations: 904 Mr C Weedon; 931 Mr & Mrs J R Symons; 1317 Mr & Mrs Lanoe

Issue:

- *Whether this land is appropriate for residential development and should not be AHLQ*

Conclusions

4.361 Deputy and Mrs Brouard seek greater flexibility in the housing policies of the Plan so that some housing can be provided in the rural parishes for family members and to avoid escalation of prices. In relation to the 3 verges of land at Le Ménage that are largely occupied by old glasshouses, it is suggested that this land should not be designated AHLQ as there is a variety of development in the vicinity and it is suitable for residential development.

4.362 The further representors oppose what is suggested arguing that development would be harmful to rural tranquillity and to their views while maintaining that at least parts of the glasshouses are still useable. Even if this were not so, the land should revert to agriculture like that to the west. The land is at a high point in the Island close to the watershed between the L'Eree/Roquaine and St Saviour's basins with commanding views over much of the Island and beyond. The Environment Department cautioned that any relaxation of policies that would facilitate development of land such as this would open floodgates to very many more proposals. The designation of AHLQ is on a broad-brush basis and it would be alien to that approach to remove a single parcel of land from the AHLQ. However, as drafted it would not make any difference to the unacceptability of new housing proposals whether the land is non-designated or AHLQ.

4.363 In earlier chapters of my report I have endorsed the basic approach of the draft Plan to a broad-brush definition of AHLQ. From my site visit I have no doubt that the generality of this deeply rural locality is rightly designated AHLQ as the underlying landscape character can be readily appreciated, even if at ground level the scale of the views referred to by further representors cannot always be appreciated because of the prevalence of hedgerows. I did not find the site to be part of a particularly close-knit cluster of development but rather that there is a loose scatter of development in the general vicinity. Thus, I agree with the Environment Department that it would be wrong to seek to delete this particular site simply because of the remaining glasshouses. I also agree that it is important to maintain the strategy that redundant glasshouses should revert to agricultural land or other open rural uses as required by Policy RCE5. While I have

sympathy with the family housing arguments, I have addressed the difficulties in seeking to meet such needs through the planning process in the general section of this report on Policy RH2. I agree with the Environment Department that I cannot see any relaxation of policy that might facilitate development of this site which would not lead to many more comparable proposals being put forward.

Recommendation

4.364 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ designation in this locality.

Land at Rue des Ardaines, St Pierre du Bois

Representation: 77 Mrs I Bennett

Further Representations: 858 Mrs C U Lenfesty; 881 Mr & Mrs A Garwood

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

4.365 Mrs Bennett seeks to use this area of dense scrub (25 perches/0.625 verges/0.25 acres) for the construction of a dwelling which with appropriate excavation of the site and suitable design could be very inconspicuous. It would enable her grandchildren to have a home in the Island. The proposal was contrasted by Advocate Strappini to the prominent and controversial ‘*Eye brow*’ House, which was under construction on a nearby ridge closer to the coast. He argued that Policy RH1 should be modified on a minimal impact approach **“to permit dwellings to be constructed which would be of little or no visual impact from any public place”**. Such sites are likely to be rare in practice but this may be one such example. The land is a former gravel pit area that was backfilled with road construction waste in the 1950s and is unsuitable for agriculture because it has no soil.

4.366 The further representors argued that the site is too small for a dwelling in comparison to land attached to at least one of their dwellings, that the access road is inadequate both through narrowness and yet heavy use at certain times of the day and that the land should not be regarded as derelict as it plays a valuable role for wildlife in the area. The Environment Department indicated that policies of the RAP Review could have led to a different conclusion on the ‘*Eye brow*’ House proposal as Policy RCE13 would require attention to be paid to the value of the previous house that was replaced on a one to one basis and such replacement proposals would need to satisfy all policies in Chapters 2 and 3 with regard to impact in the landscape. Even if Mrs Bennett’s aspiration would be inconspicuous, it would still be contrary to the locational strategy of the RAP Review and its primary objective.

4.367 On my visit I noted the narrowness of the access road and the relative remoteness of the site, though at the time of my visit the road was lightly trafficked. I also noted the denseness of the vegetation in the thicket so that no real judgement could be formed as to the nature of the underlying material. In terms of size, I could not accept that a quarter of an acre would be an inadequate size to construct a dwelling, but equally at that size in a deeply rural location there must be at least a theoretical possibility of reclamation for

equestrian if not agricultural purposes, particularly as the Agricultural Adviser informed the Inquiry that there should in future be a greater volume of organic compost to mix with the abundant subsoil available in the Island. However, even if reclamation were not feasible, Policy RCE5 recognises that support of wildlife is a valuable role for rural land. Given the location, I consider to construct a dwelling on this land would not be sustainable development. Thus, Policy RH1 should not be modified in any way that might facilitate such development such as through a minimal impact formulation.

Recommendation

4.368 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjacent to Le Douit, Rue du Vallet, St Pierre du Bois

Representation: 371 Mr & Mrs R F Banstead

Issue:

- *Whether this land is appropriate for a dwelling and should be AHLQ*

Conclusions

4.369 Deputy Ozanne, while not disagreeing with the basic strategy of the RAP Review, argued that the housing policies needed to be more flexible to enable local people to have some prospect of being able to develop in their own locality on sites such as this which have no agricultural value and are closely related to other properties, including one next door where permission had been granted for two dwellings. The representors also queried the rightness of the designation as AHLQ.

4.370 The Environment Department indicated that acceptance of residential development on sites such as this would undermine the locational strategy of the plan. The adjoining development was on a site containing self-catering tourist accommodation though the exact occupational status of individual units had been determined through the development control process under the existing RAP Phase 2 Plan. [A representation (295) concerning that site is addressed in Chapter 5 of my report.] Whether the land is non-designated or AHLQ would not directly affect whether new housing could be built, but the Department considers that the land is rightly AHLQ as the underlying landscape at a transition between the western scarp and a western valley can be readily appreciated.

4.371 From my site inspection I noted that the site comprises two distinct areas. Firstly, adjoining the vehicular access there is a fairly-well screened plateau area essentially comprising a hard-standing that appeared to be used in a low key manner as a builder's yard or for other storage purposes including in relation to fishing activity. The remainder of the site is well wooded and steeply sloping, including down to the rear of the adjoining site that is at least partially in self-catering use. The planning status of the plateau area was not clarified but appeared currently to involve activities for which other representations asserted there is a distinct need in the rural area. I agree with the Environment Department's conclusions that the land is rightly designated AHLQ. Given the relatively remote location and the fact that construction of a dwelling on the plateau area would be extending the area occupied by the hamlet at Le Douit out into the surrounding countryside, I cannot envisage any relaxation of Policy RH1 that would

facilitate such development without being applicable to so many other sites that it would undermine the locational strategy of the draft Plan and its primary objective to conserve and enhance the rural environment.

Recommendation

- 4.372 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ designation in this locality.

Land at Rue de L'Issue, St Pierre du Bois

Representation: 672 Mr R Le Couteur

Further Representations: 1236 Mr G Farrell; 1549 Mr P Isaacs

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.373 Mr Le Couteur seeks to be able to use this land for a dwelling for his daughter, though did not wish to argue for specific limitation to a family member. He objected to the fact that at an earlier Inquiry the Island Development Committee had argued that the thorn bushes colonising the site justified green zone status whereas they had only arisen because the former glasshouses, remnants of which still existed beneath the thicket, had not been able to be cleared in wartime circumstances. However, the Environment Department explained the broad-brush basis on which AHLQ is designated in the RAP Review is because the underlying landscape characteristics of the locality can be readily perceived at a junction between the west coast mare area and the inland scarp up to the western plateau. In the context of Policy RH1 it would not make any difference whether the land were non-designated or AHLQ as new housing is precluded throughout unless it were to fall within the exception allowed for social housing under Policy RH2.
- 4.374 The further representors essentially supported the stringent policies of the RAP Review in seeking the conservation and enhancement of the rural area and did not consider that the nature of the development sought would fall within Policy RH2. For my part while sympathising with the history outlined and the desire to be able to provide for a family member, I consider that it is necessary to uphold the principle that derelict former vinery sites should be expected to revert to agriculture or other open rural uses as required by Policy RCE5. I cannot see any relaxation of Policy RH1 that might permit development of this site without enabling consideration of very many others. To the extent to which it is relevant I also agree that the whole area is rightly designated AHLQ. In my general comments on Policy RH2 I have indicated the difficulties in contemplating any self-contained housing specifically identified as for family members.

Recommendation

- 4.375 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ designation in this locality.

Land to the rear of Highbury, Route de Rocquaine, St Pierre du Bois

Representation: 123 Mr N G Batiste

Further Representation: 1107 Mr L Konyn

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

4.376 Advocate Perrot put forward the minimal impact formulation to facilitate the construction of a dwelling on this area of backland behind Highbury. On behalf of the further representor, Advocate Dereham expressed complete support for the policies of the RAP Review as well as suggesting that existing rights of access might be insufficient to enable the representation site to gain vehicular access. While the latter point could no doubt be addressed under Policies RGEN7 and RGEN8, I have rejected the minimal impact formulation at paragraph 4.16 above as being too open ended and lacking in locational specificity. Although I have recommended a minor increase in flexibility in Policy RH1 through introduction of a clause that would accept strictly limited infilling this would not be applicable in AHLQ. I have no doubt that this locality is rightly included in such designation. Moreover, as an area of backland in a locality characterised only by frontage development, what is proposed could not be construed as infilling as it would be extending built development into a generally open area.

Recommendation

4.377 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at ‘Le Camp de la Lague’ between Les Jardins and Les Jardins L’Ouest, Route de la Lague, St Pierre du Bois

Representation: 1463 L G Corbin

Issue:

- *Whether this land is appropriate for sheltered housing*

Conclusions

4.378 Mr Corbin argues that there is both an Islandwide shortage of sheltered housing and a particular need in the western parishes like St Pierre du Bois to enable older people to vacate larger houses but still remain in the localities in which they have lived for very many years and have a network of community or family support. He drew on support given earlier at the Inquiry to such needs by Deputies Roffey and Ozanne. He suggests that this infill plot could be suitable for 5-10 units of self-supporting elderly persons because it is largely flat and accessible to facilities either via the coast road bus services or to Les Brehauts Rural Centre some 1.5-1.75 miles away. He argues that the housing policies are unduly restrictive with regard to agency and location for such housing.

4.379 The Environment Department expressed sympathy with the concept advocated but suggested that the desire to retain parish links did not amount to need sufficient to override the locational strategy and primary objective of the RAP Review. Moreover, if

sheltered housing is provided purely through market provision this falls outside the definition of Social Housing that is agreed with the Housing Department. The suitability of the site is also doubted both because of its location with AHLQ, the sloping nature of the rear portion and distance from services and facilities.

4.380 Earlier in this chapter in the general section on Policy RH2, I concluded that minor adjustments should be made to the wording of the supporting text to ensure that no schemes that could be seen as playing a role in the Corporate Housing Strategy need be excluded because of the agency of their provision. I also recommended modification of the locational requirement to direct social housing to the Rural Centres as the most sustainable development locations when development is not simply consolidation of existing States housing areas. I further recognised that there might be a need to consider further provision for the western parishes, given the locations of the currently designated Rural Centres, the extent of AHLQ and the limited opportunities likely to arise through conversion for developments of a sufficient scale to warrant being described as sheltered housing. The evidence to the Inquiry was that sheltered schemes need to contain a minimum of 20 or ideally 25 units to spread the cost of warden provision.

4.381 Thus, while in my judgement Mr Corbin rightly identifies a possible gap in provision that could arise through the operation of Policies RH1 and RH2, the specific site is likely to be too small for development as genuinely sheltered housing. Only by a development of the narrow plot a-typically in depth, which would need to utilise the sloping rear portion, would it be likely that greater number of units than that referred to by Mr Corbin could be contemplated. However, the view through from the coast to the former cliff line is a factor that justifies the AHLQ designation of the locality, a designation that would rightly exclude new housing whether under Policy RH1 or RH2. Finally, I share the view that the site cannot be regarded as well located for sheltered housing. That it may be served by a number of bus routes is insufficient in my judgement to offset the distance to the nearest cluster of facilities, as these are acknowledged to be at least 1.5 miles away. If a need for sheltered housing were to be discerned in the coastal areas of the western parishes, I cannot believe that it would not be possible to designate one or more additional Rural Centres where provision of additional services and facilities could be encouraged at localities where there are at least some currently present. It should be at such more sustainable locations that sites should be sought for whatever sheltered housing is perceived to be justified.

Recommendation

4.382 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at La Canaufle, Rue de la Lague, St Pierre du Bois

Representation: 1515 Ms Joy Skillett

Further Representations: 1531 Mrs J Cox; 1535 Mr & Mrs Culverwell

Issue:

- *Whether this land is appropriate for residential development including social housing*

Conclusions

- 4.383 Ms Skillett argues that the former vinery land north and south of the existing modest cottage should be considered for infill housing development with or without a replacement of the existing dwelling as originally some of its domestic facilities were in the shed to the rear or in buildings linked to the vinery close to the southern boundary. It is suggested that the western parishes need low-cost starter homes and that these need not necessarily be provided by the States or a supported Housing Association as covenants could seek to restrict prices on re-sale. To be in keeping with adjoining cottages, particularly those to the north, the site might accommodate 3 or 4 Guernsey-style cottages.
- 4.384 The Environment Department cautioned that current Island Development Law does not include provision for planning agreements so they doubted the efficacy of private covenants in ensuring that low-cost dwellings would remain in that category. As the social housing provisions are an ‘exceptions’ policy they need to be tightly defined. Moreover, this land is AHLQ because of the sensitive interrelationship between the coast and the rising land to the east where the former cliffs form a green backcloth. Advocate Ogier for the further representors stressed the sensitive landscape setting and argued that infilling should not be contemplated in such a context. Rather the policies of the RAP Review should be wholly endorsed.
- 4.385 From my site inspection, I can appreciate why it would be desired to replace the existing dwelling by a more substantial structure as part of an ongoing clearance of the site and why it would be possible to argue that development to the north or south of that dwelling could be looked at as a form of infilling. Policy RH1 as drafted would allow a one for one replacement and while the overall policies of Chapters 2 and 3 of the Plan would place some constraints on the nature of such a replacement, it seems to me that the issue of principle relates to the acceptability or otherwise of additional dwellings. I have recommended some minor adjustments to Policy RH2 and its supporting text in paragraphs 2.44-2.45 above that would not necessarily require all social housing to be provided by the Housing Department or a supported Housing Association but such housing would still be required to form part of the Corporate Housing Programme. However, I was not persuaded that there is any justification for setting aside the preclusion of AHLQ from consideration for such development. Similarly, at paragraphs 4.22-4.24 my recommended minor changes to Policy RH1 would still rule out infilling within AHLQ. In such areas it is essential not to reduce the appreciation of the underlying landscape character. As I consider the AHLQ designation to be rightly applied to this locality, I cannot suggest any modification to the policies of the draft Plan that would facilitate more than a replacement dwelling.

Recommendation

- 4.386 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at the rear of Le Rimonet, Rue de la Lague, Rocquaine, St Pierre du Bois

Representation: 289 Mr P Esteves

Further Representations: 1530 Mrs J Cox; 1536 Mr & Mrs Culverwell

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.387 Mr Esteves seeks greater flexibility for Policy RH1 to enable a dwelling to be constructed on a triangle of land only used for boat storage at the rear of his mother-in-law's house. This would enable the generations to live closer together in order to provide family care. It is also suggested that an additional dwelling could fit in unobtrusively between others beneath the hillside. Advocate Ogier made similar points as on the previous representation stressing the sensitivity of the AHLQ landscape and support for the RAP Review as drafted. The Environment Department expressed sympathy with the desire to provide family support but suggested that there are current difficulties in the absence of provision for planning agreements under the 1966 Island Development Law. Even if that difficulty is overcome in the enactment of a new Island Development Law there would still be difficulties in seeking to restrict occupation to particular family members.
- 4.388 In my general conclusions on Policy RH2 I accept that an approach of linking permissions to particular families would not be workable and that once planning agreements are lawful the most that may be possible would be some form of use supplementary to the rural exceptions concept of Policy RH2 if it is not felt that an adequate supply would arise through the specific locational requirements. I think it unlikely that a single plot would fit within such an approach though this is perhaps for consideration at a future review of the Plan once the anticipated new legal provisions are in force. From my site visit I accept that a dwelling on this site would be inconspicuous. However, the area is not one of straightforward frontage development but rather of more loose-knit development and I have no doubt as to the general appropriateness of the AHLQ designation for the locality. Thus, I do not consider that the minor relaxation to Policy RH1 that I have recommended to accept limited infilling in non-designated built-up areas would be applicable. I cannot envisage a greater relaxation that would not open the floodgates as feared by the Environment Department.

Recommendation

- 4.389 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Gracelands Vinery, La Hougue Anthan, St Pierre du Bois

Representation: 987 R K Le Bachelet

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.390 Mr Bachelet seeks modification of Policy RH1 to enable a small dwelling to be built on a portion of this vinery site both to deter vandalism and enable organic production in the 1920s glasshouses in the traditional Guernsey manner. There is a small disused boiler house on-site which he had been encouraged to consider converting. The Environment Department stressed that the plan makes no provision for on-site horticultural dwellings following the selling off of many allowed under a 1970s policy. The Commerce and Employment Department do not now support the need for such housing given the

widespread location of housing and the availability of modern control and alarm systems. The Environment Department also stressed the location of this vinery on the western scarp as the land falls down to the coast so that its AHLQ status is clearly warranted. In such areas buildings can only be considered for conversion under Policy RCE14 if they are of architectural or historic interest or make a positive contribution to the rural environment. Glasshouses are by definition regarded as being temporary uses of agricultural land.

- 4.391 From my site visit, I noted that the glasshouses are essentially unused if not derelict, occupying a hillside site overlooked by a small group of bungalows. No obvious signs of significant vandalism were apparent. I have no doubt that the AHLQ designation is justified and did not see any obvious structure on the site that might warrant conversion to a dwelling. Given the location within an area of generally open countryside and the absence of any policy support for horticultural dwellings, I cannot see any modification to Policy RH1 that would be justified which might facilitate what is sought.

Recommendation

- 4.392 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjacent to Donmar, Rue de L'Aitte, St Pierre du Bois

Representation: 775 Mrs M Gallienne

Further Representation: 1171 Mr P S Le Poidevin

Issue:

- *Whether this land is appropriate for 2 dwellings*

Conclusions

- 4.393 Mrs Gallienne sought adjustment in the relevant policies to enable two dwellings to be constructed on this land as had been approved in the 1970s. The land is barren as when the remains of glasshouses previously on the field were removed following the 1987 'hurricane', the States workers took away the topsoil. Mr Poidevin while sympathising with Mrs Gallienne stressed that the field, an adjacent area and land opposite represent a green break in the ribbon development along Rue de L'Aitte. Keeping these areas open is of great importance to the landscape. He therefore supports the provisions of the RAP Review as drafted and in particular Policy RCE3. While the Environment Department indicated that under Policy RCE5 restoration to farmland would be the obvious approach, incorporation in the curtilage of Donmar might be a possibility able to be considered under Policy RCE6.
- 4.394 On my site visit I noted that the unkempt field is currently clearly separated from the garden area to the south and a mown area adjoining another dwelling to the north. Fields about the site to the west and cattle were grazing a field opposite. I can see no reason therefore why such further reclamation as may be necessary should not enable agricultural or other open rural uses to take place.

Recommendation

- 4.395 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at former vinery adjacent to Sunray, Rue de la Gallie, St Pierre du Bois

Representation: 133 Mr & Mrs T Norman

Issues:

- *Whether this land is appropriate for a dwelling*
- *Whether the land should be designated AHLQ*

Conclusions

- 4.396 Advocate Loveridge urged the addition of the minimal impact formulation to Policy RH1 to enable this former vinery to be redeveloped as a house for the representors' son. It was also suggested that the preclusion of AHLQ land from development as social housing under Policy RH2 should be deleted or alternatively that the site should be deleted from that designation. The Environment Department indicated the designation is not relevant to the locational strategy of the draft Plan which seeks to concentrate development in the UAP area and conserve and enhance the rural environment. Former vinery sites should be reclaimed for agriculture or other open rural uses under Policy RCE5. The designation is nevertheless justified as the site is within an area that typifies the western plateau. A further reason against development is that the site is within the Public Safety Zone at the west end of the airport runway.
- 4.397 I noted on my site visit that the southernmost glasshouse appeared to be derelict but that in the more northerly building, storage of building materials appeared to be taking place with a garden area to the rear. I am wholly convinced that Policy RCE5 is the correct policy generally to apply to vinery sites. I am also satisfied that the area is rightly designated AHLQ as the underlying landscape character can readily be discerned and that the Public Safety Zone policy of avoiding any development that would lead to the presence of additional persons should not be lightly set aside. At paragraph 4.16 above, I concluded that the minimal impact formulation should be rejected as too open-ended and lacking in locational specificity. I share the view of the Environment Department that it would lead to a flood of proposals. Given the relative remoteness of the site, I cannot suggest any modification that would achieve the desired objective of the representors without causing this to arise.

Recommendation

- 4.398 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above nor to the AHLQ designation in the locality.

Land at Le Devis de Haut, Rue de la Grande Maison, St Pierre du Bois

Representation: 708 Mr D W Ferbrache

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.399 Mr Ferbrache argues that replacement of the present glasshouse adjoining his house by a bungalow would prevent the gable of Le Devis de Haut being too dominant in the

landscape, when the glasshouse comes to be removed. A variant on the minimal impact formulation of Policy RH1 was suggested accepting the principle of proposals that might achieve landscape enhancement. The Environment Department stressed the issue of precedent if such an approach were to be followed and opposed any such relaxation whether in non-designated areas or AHLQ, the latter being justified in this case with the site on the edge of an upland valley draining to the west coast. In addition at least part of the site is on the boundary of the Public Safety Zone at the west end of the airport runway.

- 4.400 As the primary objective for the RAP area is the conservation and enhancement of the rural environment, increases rather than decreases in the extent of openness and in the ability to appreciate the underlying landscape character would be expected under Policies such as RCE5. Where glasshouses do come to the end of their useful life and are not replaced to continue horticultural production, the expectation is reversion to agriculture or other open rural uses. Although I looked at the site from the north, I was not convinced, given the nature of the landform, that were the flanking glasshouse to be removed, then the appearance of the gable of the existing house would be so discordant in the landscape that a departure from the clear locational strategy and primary objective for the RAP Review would be warranted. In addition, while the site remains affected by the Public Safety Zone, I do not consider that its restrictions should be lightly set aside.

Recommendation

- 4.401 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Broad Haven, La Claire Mare, St Pierre du Bois

Representation: 44 Mr D W Pout

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.402 Mr Pout seeks to replace an asbestos and glass packing shed attached to a glasshouse on the Rue des Mares frontage of his property with a dwelling. The building, currently used for garaging, is of insufficient size or substance to be considered for conversion under Policy RCE14 and even to construct a modest dwelling would involve demolition of the glasshouse to the rear as well. Although within a loose group of properties the extent to which the land and adjoining land to the east have a residential as opposed to horticultural use was not clear. The Environment Department argued that the land is rightly AHLQ as it is on the edge of a distinctive west coast mare area. I agree with this assessment from what I saw on my site visit. Thus, even if the site might otherwise be able to be construed as an infilling plot, which is by no means certain given the horticultural past of the land and that adjoining to the east, it would not fall within the limited infilling policy that I have recommended. I agree with the Environment Department that such a policy should not be extended to AHLQ areas as in these it is even more vital to maintain or increase openness in order to conserve and enhance appreciation of the landscape character.

Recommendation

4.403 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Rue du Felconte, St Pierre due Bois

Representation: 352 Mr C P Guilbert, Mrs S Woods, Mr C P Norman

Issues:

- *Whether this land is appropriate for residential development*

Conclusions

4.404 Advocate Dereham for the representors argued that that the RAP Review insufficiently differentiates between different parts of its area and thus does not have the attributes of a good plan as described in ‘Fitness for Purpose: Quality in Development Plans’ that was written for the Royal Town Planning Institute in 2000 by a team from Cardiff University. It was also argued by reference to the Strategic and Corporate Plan’s requirement for a majority of new development to be steered to the UAP area, that the intent to provide for only 10% of housing in the RAP area is unduly restrictive. Thus there ought to be areas within the RAP defined as Greenfield and others as built-up with differential policies. On greenfield sites it is suggested that Policy RH1 should be amended **“to permit the construction of new houses in circumstances where (a) The site is suitable having regard to the existing characteristics of the site and its relationship with the surrounding area; b) The effect of such construction in terms of design, density, scale and amenity is minimal; and c) The development does not conflict with other relevant policies of the plan.”** Flexibility is also sought to respond to changing circumstances. Finally, as the field is adjoined by dwellings on the east and is north of vinery areas, it is argued that it does not have the necessary qualities to be AHLQ. I addressed this argument more fully in Chapter 3 of my report.

4.405 The Environment Department responded, rightly in my judgement, that the differential policies applying in the UAP and RAP areas provide for an appropriate degree of differentiation in order to pursue a sustainable pattern of development in the Island. While at the outset of this chapter I agreed that the policies of the plan could be varied to an extent while still maintaining conformity with the Strategic and Corporate Plan so that I felt able to recommend a policy modification to accept limited infilling in non-designated built-up areas, I do not consider that this would in anyway assist the case for development of this site. From my inspection, I see it as an area of countryside beyond the edge of an isolated group of dwellings. I cannot see how development of a dwelling on the present thorn thicket that has apparently replaced land previously used for grazing could be consistent with the primary objective of conservation and enhancement of the rural environment. At paragraph 4.16 of this chapter I rejected an alternative version of a minimal impact formulation as too open-ended and lacking in locational specificity. As the policy suggested here is aimed at greenfield sites but is almost in the terms of Policy HO2 of the UAP that is applicable within ‘Settlement Areas’, I consider that the suggestion should be rejected for similar reasons. An added objection is that it would be substantially eroding the differentiation that is built into the combined UAP/RAP detailed planning framework.

4.406 As for the AHLQ designation, I accepted the designation is rightly drawn in this locality at paragraphs 3.58-3.61 of my report. Even were that not so, I consider development of the field would be objectionable as it would harm the openness of the locality. I have addressed the mechanisms to respond to changing circumstances in Chapter 1 of my report.

Recommendation

4.407 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ designation in this locality.

Land at Ireckon, Route de Felconte, St Pierre du Bois

Representation: 138 Mr & Mrs M R Le Cras

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.408 Mr & Mrs Le Cras seek to modify the policies of the plan including RCE5 to enable dwellings to be built for their children. The site contains glasshouses to the north of the dwellings and largely open land to the rear including some fruit trees. As commercial growing does not take place on the site such development could be readily accommodated without harm to the countryside. The Environment Department stressed the problem of precedent across the Island even if individual dwellings might not be obtrusive. In the general section of this chapter addressing Policy RH2, I accepted the Department's arguments that it is not readily possible to limit occupation to family members. Regrettably therefore I cannot see any modification either to the housing policies or to Policy RCE5 that would facilitate what is sought without 'opening the floodgates' as feared by the Department, particularly as the site is adjoined by other working or former vinery land.

Recommendation

4.409 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above nor to Policy RCE5 in relation to this representation.

Land at La Rocque Poisson, St Pierre du Bois

Representations: 227 Heirs of the late P Bourgaize; 848 Ms W De Bourgonniere on behalf of the heirs of Mrs L Guille

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.410 The representors argue that this area of land, which comprises partly a field and partly derelict vinery buildings, could sensibly be developed to provide affordable dwellings to allow families to continue to live in the western parishes as the land is surrounded on

three sides by housing, in one case an estate. They do not consider that it can be deemed of natural beauty. The Environment Department stressed that although development of a particular site may not cause much harm to the rural environment, the cumulative effect of many such proposals that might arise through relaxation of the relevant policies could undermine the whole locational strategy of the plan and divert the investment necessary to renew the urban areas.

- 4.411 While from my site visit, I accept the general description of the surroundings, the dwellings within which the site is set are mainly a loose-knit collection in a deeply rural locality and there is other vinery or open land to the east. As the AHLQ designation is made on broad-brush basis, I consider that to be appropriate for the locality as a whole and I cannot suggest any modification to the relevant policies that would facilitate the development sought without applying equally to a very large number of other sites.

Recommendation

- 4.412 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ designation in this locality.

Land at Rue de la Hougette off Rue des Paysans au Val (Site B), St Pierre du Bois

Representation: 760 Mr G P J Willson

Issues:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.413 Mr Willson seeks to infill a tradition Guernsey farm cottage into the existing amenity area attached to La Hougette as he has 4 children who would like to live in their home parish. Such a development would not affect agricultural land nor any neighbours and if it would not fit the definition of infilling then use of a minimal impact formulation was suggested. The Environment Department indicated that although a particular proposal might be unobtrusive, changes to Policy RH1 that might facilitate it could open floodgates for very many comparable proposals that cumulatively would run counter to the primary objective of conserving and enhancing the rural environment and the locational strategy of the Plan. While my site inspection confirmed that a dwelling could be located unobtrusively within the existing amenity area, even were the land not rightly designated AHLQ, I do not think the siting could in any way be described as infilling given adjacent the open land, especially to the east. At paragraph 4.16 above a rejected the concept of minimal impact as a solution to giving greater flexibility as too open-ended and lacking in locational specificity. It would inevitably give rise to the ‘opening of floodgates’ as feared by the Environment Department. In my general comments on Policy RH2 I also indicated why I do not consider that it is likely that restrictions linking proposals to family connections could be workable.

Recommendation

- 4.414 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Rue des Salines at rear of Le Grand Port and at Les Marais, Rue des Vicheries, St Pierre du Bois

Representation: 189 Mrs L T Thoume; 190 Mrs L T Thoume

Issues:

- *Whether either of these areas of land are appropriate for dwellings*

Conclusions

4.415 The first site contains a rendered store building with a monopitch roof and has a degree of vehicle parking on it but is otherwise unused. The building was not thought to be convertible under Policy RCE14 even had the land not been designated AHLQ. The land is set below the adjoining properties to the west including a boat park that front the coast road. The other area is meadowland south of a pair of dwellings. It is said not to be lettable because of infestation by noxious weeds though it is also designated a SNCI. The sites are said to be fragments of a former dairy farm that was too small to be economic in the ongoing reorganisation of the industry. Both could accommodate dwellings like those adjoining and thereby enable some housing provision in the rural west rather than forcing everyone into St Peter Port. It was suggested that the Rue de Salines site could be offered for self-build development.

4.416 The Environment Department reiterated the strategy that undergirds that RAP Review and argued that any relaxation of the housing policies that would facilitate the development of these sites would open floodgates to many similar proposals. I concur with this view as neither, even if non-designated, would be able to be construed as in anyway infilling sites. I can see no reason why the sites could not continue to serve useful open rural purposes. Although I have recommended minor variations to Policy RH2 that might assist self-build schemes, from what I heard from the self-build group and the Housing Department, it would seem unlikely that these modifications would have relevance to a small site like that at Rue des Salines even were the land not designated AHLQ.

Recommendation

4.417 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Route des Paysans, near junction with Route des Paysans au Val opposite Les Paysans, St Pierre du Bois

Representation: 433 Mr & Mrs J Legg

Issue:

- *Whether this land is appropriate for one or more dwellings*

Conclusions

4.418 Mr & Mrs Legg suggest that it is wrong to seek to force all new development into St Peter Port and that this triangular area of land could be suitable for at least one dwelling. They accept it would be wrong to cram as many as possible into a rural location such as

this. It was former vinery land but it had not been properly cleared and was now heavily overgrown wasteland unsuitable for agriculture.

- 4.419 The Environment Department sympathised with the problem of putting the land to effective use, but pointed out that if these reasons for accepting residential development were accepted they could be replicated across the Island many times. I agree with this appreciation. The land is separated by open fields to the north and south from built-development in a very rural context and in Chapter 3 I endorsed Policy RCE5 as I accept that it is vital for the conservation and enhancement of the rural environment that restoration to agriculture or other open rural uses is regarded as the appropriate alternative to horticultural use. This must still apply even if financial assistance may be required in some instances to achieve an economic return on clearance costs.

Recommendation

- 4.420 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjacent to Shek-o, L'Eree, St Pierre du Bois

Representation: 432 Mr & Mrs P Piriou

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.421 Mr & Mrs Piriou suggest that this land should be considered suitable for infill development. It has been garden land since the 1960s or 1970s and is not believed to have been used previously for commercial growing or agriculture or even to have been part of the former aerodrome.. It could help provide a plot for a family member, prevent everyone being forced into St Peter Port and the problem of affordability being made worse.
- 4.422 The Environment Department stressed their view that it is not possible to restrict developments for family use and that the only way open to the planning authority to influence affordability is by ensuring that the annual housing target is achieved as this is significantly in excess of the calculated requirement to meet need. The policies of the draft RAP taken with the adopted UDP should achieve this as evidenced in figures over recent years of permissions granted. Thus any relaxation of policy that would enable a site such as this to be developed is opposed because of the cumulative impact across the Island.
- 4.423 At the outset of this Chapter, I concluded on the basis of the latest completion figures that it could not be demonstrated that the target output is being achieved but that at any shortfall would be likely to be able to be met through the yield of MURA and HTA sites. Thus, while I considered that there is scope for a modest relaxation of Policy RH1 that would enable limited infilling to be considered in non-designated built-up areas, I accepted the environmental argument against allowing such a policy to be applicable within AHLQ. I am satisfied that the whole of this area warrants AHLQ designation as part of the L'Eree mare area. Even were this not the case, while the site has some characteristics of an infilling plot, the grain of development is somewhat open at this road

junction. Notwithstanding its enclosure, the undeveloped land is part of a corridor through to the L'Eree fields to the north. I do not consider that any further modification to the policies that might facilitate development of this land would be warranted, particularly as the area is currently green zone land on which new development is not permitted.

Recommendation

4.424 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Les Rocquettes Vinery, Les Corbinets and Route de la Palloterie, St Pierre du Bois

Representation: 264 Mr & Mrs D H Fallaize

Further Representations: 1218 Mr R H Langlois; 1406 Mr N A Mann

Issue:

- *Whether this land is appropriate for one or more dwellings*

Conclusions

4.425 Mr & Mrs Fallaize (264) seek to amend Policy RH1 so that it would permit the replacement of redundant permanent agricultural buildings by buildings on a one for one basis. This would facilitate the replacement of a packing shed at the southern end of the site and an ugly concrete boiler house at the northern end by dwellings for their children so they could remain in the parish area. The two unsightly buildings are all that remains of the vinery as they had recently had the glasshouses removed and the area restored to agricultural land. There was some dispute as to the quality of the land with reference to granite being close to the surface, as Mr Langlois (1218) drew attention to the general fertility of the area. While sympathising with the desire to house children locally, the Environment Department indicated that this does not amount to an essential need and that the suggested amendment could not be accepted as it would apply to far too many structures. Mr Langlois also sympathised with the desire to house children but suggested it could not possibly be realised on open fields like this. Both Mr Langlois and Mr Mann (1406) wish to see the rural character of the area maintained.

4.426 I have recommended minor changes that would accept replacement of existing buildings but only where planning permission and building regulations approval had first been obtained for a conversion. It was not argued that either of the buildings would be convertible particularly in context of location within AHLQ where to comply with Policy RCE14 the building needs to be of architectural or historic interest or to make a positive contribution to the rural landscape as well as being of sound and substantial construction. Thus, it is unlikely that this recommended modification would be of assistance, though the boiler house appears sufficiently substantial to persist in the landscape for a considerable time in absence of positive action. I cannot recommend any wider modification to the policy for the reason given by the Environment Department.

Recommendation

4.427 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187.

St Sampson

Land at Courtil Croix, Camp du Roi, St Sampson

Representation: 353 Mr & Mrs B Singleton

Issue:

- *Whether this land is appropriate for residential development and should be AHLQ*

Conclusions

4.428 Advocate Dereham put forward similar arguments concerned the lack of sufficient differentiation between different parts of the RAP area and the need for less restrictive policies both concerning areas that should be defined as built-up and those that are ‘greenfield’ as in respect of land at Rue de Felconte, St Pierre du Bois (352). I detailed these more fully and my reasons for rejecting this variant of the minimal impact formulation in paragraphs 4.404-405 above. The Island must be looked at as a whole and the differentiation is primarily achieved through the division between the UAP and RAP areas despite any detailed shortcomings of that split that I have referred to earlier. He also argued that the land in question does not warrant AHLQ status as it is immediately adjacent to residential properties, is very close to glasshouses and has the major buildings of Hautes Capelles Schools a short way to the east. I address this issue more fully in paragraphs 3.62-3.63 of my report.

4.429 It seems to me that the landscape is very fragile in this vicinity given the relatively narrow belts of open land between built-up pockets along some of the road frontages and it will be important to prevent creeping urbanisation. Further clearance of past vinery structures appears warranted but given the extent of open or largely open land in the vicinity, I can see no reason why the land should not be able to be used for open rural uses.

Recommendation

4.430 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ designation in this locality.

Land near to rear of Hautes Capelles School and close to Saete Place, Camp du Roi and at Holmdene vinery, Camp du Roi, St Sampson

Representation: 14 Mr & Mrs A Martel & Mr & Mrs B Martel; 16 Mr & Mrs A Martel; 377 Mr D Doherty

Further Representations: 806 Ms S Robilliard; 984-5 Mr & Mrs B Blondel; 1358 Mr & Mrs H Mahy

Issues:

- *Whether these areas of land are appropriate for residential development, for a dwelling for residential or tourist use or for one or more dwellings*

Conclusions

4.431 The larger Martel family area (14) is a derelict former vinery within backland between Camp du Roi and the Hautes Capelles School. As the vinery is regarded as beyond economic restoration, it is suggested as suitable for low-cost housing to enable families to

get on to the property ladder. On the smaller area of former vinery land (16), Mr & Mrs Martel seek to develop a barn style cottage to the rear of their house either to provide residential or tourist accommodation. As the remaining section of glasshouse adjacent to the representation site, which is in poor condition and only used domestically, would not meet the tests of Policy RCE14 for conversion, neither Policies RH1 nor RE11 as drafted would permit such development. The site itself is maintained as amenity land attached to the house fronting Camp du Roi. Mr Doherty suggests that the Holmdene Vinery land, which comprises a triangle of open land on the road frontage and a rectangle of old glasshouses to the rear would be suitable for one or more dwellings. An infilling amendment to Policy RH1 was suggested and Mr Falla on behalf of Mr Doherty submitted examples of infilling policies from mainland planning authorities. It was also suggested that the land does not warrant AHLQ designation, though as drafted the restrictive nature of Policy RH1 would be equally applicable in non-designated areas.

- 4.432 The further representors all support the RAP as drafted and believe that the larger vinery areas should be enhanced as part of the AHLQ.
- 4.433 With regard to the larger Martel vinery area, the Environment Department argued that in this part of the Island it would expect social housing needs to be met within the UAP area but if any modification were to be contemplated to relax the provisions of Policies RH1 or RH2, it should not apply to AHLQ land like this. This would also apply to the Holmdene vinery land which is clearly part of the central plain. If the glasshouses are redundant they should be cleared in accordance with Policy RCE5. With regard to the smaller Martel site, the Department accepted that the building suggested could no doubt be developed in a way that would be in keeping with the historic frontage property. However, they would be concerned at the cumulative impact across the Island were policies to be modified to facilitate such development.
- 4.434 From what I saw on my site visit, I concur with these judgements. The sites form part of the wider area of AHLQ referred to under the previous representation. I cannot see any reason why the remaining glasshouses could not be removed under Policy RCE13 and indeed this would be encouraged by Policy RCE5, but I consider that the land needs to remain open in order to conserve and enhance the rural landscape. On my site visit I noted that a workshop use was taking place in a nissen hut-type structure on the larger Martel site, apparently with permission from the former Island Development Committee, with some open storage on nearby land. If these uses are authorised or immune from enforcement action, there ought to be scope to enhance much of the remainder of that land. As for the suggestion of infilling on the Holmdene Vinery land, even if I had not concluded that the land is rightly designated AHLQ where infilling should be excluded to maintain appreciation of the landscape, I do not consider that either the frontage triangle which appeared to be under cultivation or the rear glasshouse area could fall within any accepted definition of infilling. There is other open land on the frontage to the east and the rear land is part of a wider open area where rural uses ought to be possible.

Recommendation

- 4.435 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to Policy RE11 or the AHLQ in this locality in relation to these representations.

Land at rear of Le Mur, Camp du Roi, St Sampson

Representation: 313 Mr D Barsby

Issue:

- *Whether this land is appropriate for residential development and should be AHLQ*

Conclusions

- 4.436 Mr Barsby suggests that the rear area would be suitable for one or two dwellings but that even social housing would be precluded by its designation as AHLQ. As with Representation No 377 it was suggested that development could be seen as a form of infilling and policies of mainland authorities were commended. In relation to Policy RH2 attention was drawn to a Board of Health Centre for those with disabilities on neighbouring backland to the north. The Environment Department suggested that only States Housing Department accommodation would trigger the ‘directly adjacent’ provision in Policy RH2 and that the backland here clearly falls within the gently undulating landscape of the central plain.
- 4.437 From my site inspection, I agree that this amenity land attached to the frontage property is rightly included in the wider open area designated AHLQ which I considered at greater length under previous representations. On the broad-brush basis adopted subdivision of an atypically deep curtilage would appear justified. At paragraphs 4.44-4.45 I have recommended deletion of the provision sanctioning social housing on land directly adjacent to existing States housing as this would not necessarily encourage development at sustainable locations. Consequently, it would not be relevant whether or not the land is included within AHLQ. Finally, even if the land is in authorised use ancillary to the frontage property, I do not consider that its development would fall within any normal definition of infilling as there is open land to the south and east and housing would therefore be extending the area of built-development.

Recommendation

- 4.438 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above nor to the AHLQ designation in this locality.

Land on corner of Camp du Roi and Les Arbreuveurs Road, St Sampson

Representation: 54 Mr A T Hobbs (& Mrs J Walker)

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.439 This land which is acknowledged to have been formerly in vinery use is now largely unused. The Camp du Roi frontage which is separated by a hedge from the remainder is in separate ownership of a Mr W E Le Poidevin and is used as amenity land attached to the neighbouring dwelling to the north, ‘Fernleigh’, with only low walls showing the previous presence of glasshouses. The main part of the site is overgrown and includes some mature trees that overshadow much of the site, though there is a remaining un-used

section of glasshouse at the eastern end of the Les Arbreuveurs frontage with ‘hedge veg’ sales in front, presumably of produce from elsewhere. Water-logging is cited as a reason that production has not been pursued for many years – not since the 1960s for most of the site. For the representors, Deputy Lyndon Trott argued that this is the kind of site for which flexibility should be provided in the housing policies in order to allow the limited developed referred to under Policy RCE1 for non-designated areas. This would help create the mix of housing sought under Strategic Policy SP8 and enable more households to live near their parental home and in an area that has services and facilities available even if no rural centre has been designated at Capelles.

4.440 The Environment Department stressed that there should be no need to make additional provision in this part of the RAP given the housing capacity in the nearby UAP and the likelihood that conversion and subdivision will produce the 30 dwellings per year that are needed to fulfil the Islandwide requirement. They fear that any infilling policy would undermine the locational strategy of the plan and divert investment from urban regeneration sites in the UAP.

4.441 Although there is a short boundary at the rear of Fernleigh to with vinery land to the north through which a tenuous link might be possible, from what I saw on my visit, the history outlined and the limited size in otherwise built-up frontages, I am far from convinced that there is any realistic expectation that this land might be restored to horticultural or other open rural use. While the trees and the split ownership might restrict or even inhibit development under policies such as RGEN3, I consider that it is the kind of site that would fall within the limited infilling policy which I have recommended should apply within non-designated built-up areas in order that effective use is made of the Island’s land resources.

Recommendation

4.442 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at the rear of Pompey Chimes, Longue Rue, St Sampson

Representation: 99 Mr W R McKenna

Issue:

- *Whether this land is appropriate for residential development for a pair of dwellings*

Conclusions

4.443 Mr McKenna seeks changes to Policy RH1 that would enable a pair of dwellings to be built at the rear of his property to help his sons to get onto the property ladder. The land was formerly in horticultural use but all glasshouses have been removed and the land is now grassed as an amenity area attached to the house.

4.444 The Environment Department expressed concern over the cumulative effect of any relaxation in policy that would facilitate the development sought. Given that there are other horticultural or former horticultural areas adjoining and further open land to the rear, I share that concern. Whatever, the planning status of the land, I do not consider that the development sought could be construed as infilling but would be extending the area of permanent built development. In the general section on Policy RH2 at the

beginning of this chapter I indicate why I do not consider that it would be possible to frame policy to address particular family needs.

Recommendation

- 4.445 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land on corner of Camp du Roi and Rue des Annevilles

Representation: 15 Mr & Mrs A Martel & Mr & Mrs B Martel

Further Representation: 1135 Douzaine of St Sampson

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.446 Mr & Mrs Martel argue that development of this corner site could be undertaken in a way that would be consistent with the neighbouring development and thereby fit within the conservation and enhancement objective of the RAP Review. The Environment Department suggested that any infilling policy would undermine the locational strategy of the RAP Review and divert investment from regeneration sites in the UAP area. The Constables of St Sampson are concerned that residents of houses on the site could cause disturbance to the adjoining cemetery.
- 4.447 This modest area of land, equivalent of the site for a pair of dwellings of the prevailing character of the locality is currently occupied by the timber frames of disused glasshouses, the glass having been removed for safety reasons. Although the site is kept reasonably tidy, brambles occupy much of the interior and the frames cannot be regarded as making a positive contribution to the rural environment. There is a substantial screen of hedgerow trees and shrubs along the boundary with land held for an extension of the cemetery and as other houses adjoin the cemetery as they do many others, I do not consider that nuisance or disturbance would be likely were infilling to be accepted on this land. As non-designated land within otherwise built-up frontages and of such small size that independent agricultural or open communal recreational use would seem unlikely, particularly as the land is raised somewhat above road level at a junction with a busy road, I do not consider that the primary objective of the plan would be likely to be best served simply by maintaining a rigid opposition to any infilling. At the outset of this chapter I indicated the statistical reasons why I consider that a limited infilling policy applicable only to such small areas within non-designated built-up frontages which are unlikely to serve a rural purpose would not undermine the general strategy of the plan nor lead to significant over provision of housing.

Recommendation

- 4.448 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Dalehurst and Welton Vineries, Rue des Annevilles, St Sampson (including Vale part)

Representation: 674 Mr & Mrs B Chick

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.449 Mr & Mrs Chick pointed out that 3 of the glasshouses on these sites had been removed on becoming unusable over the last eight years leaving a field area and argue that the remaining 5, currently still in freesia production, are likely to have to be withdrawn from production over the next few years. It is argued that the combined site is too small for modern horticultural production and that therefore infill housing development would be appropriate which could readily be assimilated into its surroundings under Policy RGEN6 and RH1 b). The Environment Department again opposed infilling on the basis of lack of need and concern that it would undermine the locational strategy of the plan.
- 4.450 In my judgement, the appropriate treatment of this site or sites is less straightforward than the previous site at the road end, even though these sites are also non-designated and within a largely built-up frontage. While on its own the more easterly of the two parts of the site is of broadly comparable size which might accommodate a pair of dwellings, it is currently in horticultural production. Moreover, it is physically linked to the more westerly part which is partly open and partly under productive glasshouses and that land abuts an extensive area of open land to the south which stretches back to the rear of the Camp du Roi frontage. Thus, I do not consider that any part of the site could be regarded as falling within the limited infilling policy that I have recommended be added to Policy RH1, as the land ought to be capable of an open agricultural or recreational use in furtherance of Policy RCE5 even if horticultural production were to cease.

Recommendation

- 4.451 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at La Saudree Vinery, Rue a Chiens, St Sampson

Representation: 93 (part) Mr W J A & Mrs S A Farmer

Further Representations: 947 Mr & Mrs P J Falla; 1001 Mr R C & Mrs H K Sharman; 1345 Mr & Mrs R Loyd; 1361 Mrs J Carr

Issue:

- *Whether this land is appropriate for residential development including either sheltered housing or a single dwelling*

Conclusions

- 4.452 Mr & Mrs Farmer suggest that this 4 acre vinery is unsuitable for continued horticultural or agricultural production because the glass is 30 years old and unsuitable for modern production. The land is also subject to water-logging following construction of a highway drain which obstructs ground-water movement as it is only 1 m above sea level and it is uneconomic to have to tanker off run-off water to avoid nitrate pollution of Vale Pond. It is suggested that the land would be very suitable for sheltered housing as it is close to the facilities of L'Islet Rural Centre and could avoid the need for subdivision of so many family houses. This would help solve both rural housing needs and problems of urban concentration. Alternatively, reinstatement of permission for a single dwelling

would help maintain the remaining area. Given the nearby Garenne Park industrial area, the Ruelle Tranquille designation of Rue a Chiens should not be seen as a barrier to development. An alternative suggestion for light industrial use is addressed in Chapter 5.

- 4.453 The Environment Department argued that sufficient provision has been made for sheltered housing in the UAP and that because Policy RH2 is an exceptions policy it must be strictly controlled to prevent Policy RH1 being undermined. The spread of housing is cited in the Strategic & Corporate Plan as being one of the most potent symbols of environmental harm in the rural area. They do not regard this site as being sufficiently close to L'Islet centre to warrant encouraging sheltered housing as it is beyond walking distance. The further representors echo this last point and draw attention the Ruelle Tranquille status, suggesting that there would inevitably be problems from the traffic which would be generated in addition to that already experienced. Mrs Carr (1361) suggests that the glasshouses are still sound and could be restored to production while Mr Falla (947), drawing on his past experience of growing crops on this land, suggests that the land should be reclaimed for agriculture with the nitrate problem being by no means insoluble through application sustainable drainage techniques such as reed beds. While Mr & Mrs Loyd are not necessarily opposed to a single dwelling, there is a fear of precedent.
- 4.454 For my part I am not able to assess the likelihood of horticultural production being resumed but as the site is of substantial size and there is other open land adjoining, it ought to be capable of being put to productive open rural use. I find it difficult to believe that a solution could not be found to the nitrate problem so that such an open rural use could be pursued if the glasshouses were to be taken down. Policy RGEN7 would enable access issues to be addressed were the principle of development not unacceptable. In the latter context, although I have recommended minor changes to Policy RH2 and its supporting text that would prevent private sheltered schemes being ruled out if they were supported by the States as part of the Corporate Housing Programme and would direct such social housing as is deemed necessary in the rural area to sites within or in close proximity to the Rural Centres, I do not consider that these changes would be likely to encourage development of this land. With a distance of a kilometre or more as the crow flies from the L'Islet Rural Centre and a greater distance along highways, I do not consider that the land could be regarded as within reasonable walking distance and thus within the definition of close proximity. At the outset of this Chapter I accepted the case of the Environment Department that there is no numerical requirement for housing allocations under Policy RH1 in the RAP area. An allocation would be required to sanction housing development of this land under that policy, given its size. Given also the lack of support from the Commerce & Employment Department for a need for dwellings on horticultural sites, I do not consider that there are any other avenues available to justify what is sought.

Recommendation

- 4.455 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Earlsfield Vinery and Hautgard and at Kingsland Vinery between St Rosalie and Hautgard, Rue Sauvage, St Sampson

Representations: 20 Mr T W Rowe & Mrs P Jelly; 201 Miss S Drinkwater; 444 Ms J Shorto and Mr G Moulin

Further Representations: 887-889 Mr & Mrs T Robins; 1003 Mr & Mrs M J Mace; 1005-1006 Mr & Mrs M J Mace; 1048 Mr & Mrs Rankilor; 1050 Mr & Mrs Rankilor; 1052 Mr & Mrs Rankilor; 1187 Mr & Mrs C Dyer; 1189-1190 Mr & Mrs C Dyer; 1250-1252 Mr & Mrs D Hearse; 1458-1459 Mr & Mrs D Guille

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.456 Mr Rowe And Mrs Jelly argue that the former very land adjoining Hautgard which was cleared of glasshouses in the 1980s is too small for cattle grazing and for which better fencing would be required. It had only been able to be partially used for horse-grazing since then given the overgrowth of boundaries particularly from the Kingsland Vinery site to the north. Use for 2 to 4 dwellings for family members would put the land to good use. Miss Drinkwater sought greater flexibility as advocated by Mr Le Page for a number of clients in order that limited housing might be considered on the Earlsfield Vinery site. That site is regarded as too small for continued horticultural use or conversion to agriculture and not suitable even for horse grazing as it is at a busy road junction. It is conversely very well located for the retail and school facilities at Capelles and might therefore be ideal for low-cost homes. On behalf of Ms Shorto and Mr Moulin, Advocate White outlined the problem of funding clearance of the Kingland Vinery site which has been derelict for over 20 years and suggested that infilling of the frontage land in a manner comparable to the housing existing on land to the north and west would enable funding for the clearance of the remainder of the land. The mechanism to achieve clearance is otherwise unclear under Policy RCE5.
- 4.457 The Environment Department stressed their concern over the precedent that would arise if such solutions were to be adopted and the diversion of much needed investment from the UAP area. The States are shortly to receive a report on the funding necessary to re-establish a pilot clearance scheme to give effect to Strategic Policy SP34. The further representors are concerned over the cumulative effect in the locality from traffic generation in the vicinity of a busy junction and Capelles School, the effect on the high water table given previous flooding problems and the potential for pollution or subsidence with the Water Board reservoir to the rear. Most of these kinds of issues ought to be capable of being addressed under Policies such as RGEN7, RGEN12 and RGEN9, but there would remain the principle of housing development on vinery land.
- 4.458 From my site visit, while I noted the proximity to facilities and could see that there might be difficulty in securing effective re-use for rural purposes of these sites individually with their varying degrees of dereliction, all these sites adjoin one another. Taken together I cannot see any reason why a large enough site with an appropriate access could not be assembled for effective rural use with, if necessary, whatever assistance might ultimately be available under a renewed clearance scheme. I do not consider that mere proximity to some facilities, but not to a designated Rural Centre, would justify setting aside the very clear approach of Policy RCE5 to the reclamation of horticultural sites for open rural uses. Neither does any offer to facilitate provision of improved footways. Even individually, I regard the sites as too large to fall within the limited infilling policy that I have recommended.

Recommendation

4.459 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Quantas Tanara, Rue Sauvage, St Sampson

Representation: 204 Mr G Salmon

Further Representation: 1051 Mr & Mrs Rankilor

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.460 Mr Salmon argues for greater flexibility in Policy RH1 to allow some new housing provision in the rural parishes. He adopts the infill formulation put forward by Mr Le Page on behalf of a number of clients and suggests that the glasshouses on the site were never part of a commercial growing operation but operated more on a hobby basis. Now that they have been removed the land is within his curtilage, but is essentially waste ground. He suggests that a preliminary declaration granted in 1985 demonstrates that the domestic nature of the site was then recognised, though after that declaration lapsed the land became Green Zone 3 in the current adopted RAP Phase 1.

4.461 Mr and Mrs Rankilor express similar concerns to those put forward in respect of the previous group of representations, while the Environment Department again suggest that greater flexibility is unnecessary as the limited categories of housing development allowed under Policy RH1 would provide a sufficient yield to meet that part of the housing requirement not met within the UAP area.

4.462 This site is more difficult to address than the previous group and it must be of significance whether the assertion that the whole site should be regarded as a residential curtilage is correct. If so, I consider that the land to the south of the existing dwelling would fall within the limited infilling policy that I have recommended as it is non-designated land within a built-up frontage. There would be an arguable case for treating the backland similarly, as it would be served by an extension of an existing residential access road within the confines of the frontage development. If not, much would turn on whether there is a realistic possibility of adding any land not attributable to the residential curtilage to the substantial commercial vinery to the west or whether some or all would be accepted as appropriate for inclusion in the residential curtilage under Policy RCE6.

Recommendation

4.463 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above, but that no further modification be made if these provisions are not considered applicable.

Land at and adjacent to Shepps Vinery, Les Basses Capelles, St Sampson

Representations: 62 Mr P Domaille; 844 Messrs D McClean & M Bewey

Further Representations: 1157 Mr S McDade; 1188 Mr & Mrs C Dyer; 1191 Mr & Mrs C Dyer; 1253 Mr & Mrs D Hearse; 1460 Mr & Mrs D Guille

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.464 Mr Domaille seeks a family dwelling on the frontage plot, while on the main vinery area the representors seek to develop the degraded land, currently being used in part as a depot for drainage contractors, with low-cost housing. The vinery land, like the frontage plot, is overgrown and has only had a minor recreational use in recent years as a building has been used as a pigeon loft. Both representations suggest that additional flexibility is required in Policy RH1 to facilitate developments that will not be achievable in the UAP area.
- 4.465 The further representors are concerned particularly over traffic issues, suggesting that Les Basses Capelles could not cope safely with traffic from substantial development. There are other infrastructure concerns and the representors generally support the policies of the draft Plan that would see open land retained and horticultural sites reclaimed for agricultural or other open rural uses, though Mr & Mrs Hearse do not oppose a single dwelling on the frontage plot. The Environment Department pointed out that the arguments concerning the inability of the UAP area to provide affordable family housing are not correct. Existing MURA and HTA developments provide a variety of dwelling types and some, like the Belgrave HTA which is being brought forward for development, are anticipated to address needs for low-cost family housing.
- 4.466 From what I saw at my site visit, the vinery site is clearly in an unsightly condition while in use as a contractor's depot, as is the frontage plot, while there is an unkempt field adjoining to the west. While policies such as RGEN7 and RGEN9 ought to enable traffic and other concerns to be addressed, the combined area and that of other adjacent open land appears more than sufficient to sustain open rural uses after appropriate reclamation and I can see no justification for any further relaxation of either Policy RH1 or RH2 that would facilitate housing development. As the Constables of St Sampson's argue (see paragraph 4.12 above), because of the extent of development that has taken place in the north-east part of the Island, I consider that it is vital to retain all remaining open areas that should be capable of being put to effective rural use. I have addressed the problem of seeking to make provision for family members in the general section of this chapter on Policy RH2.

Recommendation

- 4.467 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at St Christopher, Les Basses Capelles, St Sampson

Representation: 1378 Mr W A Norman

Issue:

- *Whether this land is appropriate for residential development for a single dwelling*

Conclusions

4.468 Mr Norman seeks amendment to Policy RH1 to facilitate development of a single dwelling for a daughter in the rear garden area of this property which fronts the end of Palm Grove to the north. The principle of such a dwelling was apparently agreed prior to the 1966 Island Development Law, but with a requirement that development should await mains drainage. This has only just been installed and thus the permission lapsed. Although the land once contained glasshouses these were removed over 30 years ago and the land is an amenity area attached to the house. Advocate Loveridge on behalf of Mr Norman argued for the inclusion of the minimal impact formulation to give the required flexibility, a flexibility that would be consistent with the Strategic and Corporate Plan. The Environment Department argued against any greater flexibility on the grounds of lack of need given the provision made in the UAP and because they fear that floodgates would be opened which would undermine the locational strategy of the plan. The result would be that necessary investment would be diverted from urban renewal contrary to the primary objective for the RAP Review of conserving and enhancing the rural environment.

4.469 At paragraph 4.16 above I rejected the minimal impact formulation as too open-ended and lacking in locational specificity, but I did accept that there is no numerical case to prevent a minor increase in flexibility as this could still be in conformity with the Strategic & Corporate Plan. Thus I recommended a policy for limited infilling within built-up frontages in non-designated areas. It would be a finely balanced judgement as to whether what is sought would fall within such a policy. It was not established at the inquiry whether the land is regarded as being already in lawful use as a residential curtilage or is still technically horticultural land. If the latter, it would need to be determined whether it would be appropriate for inclusion within the residential curtilage under Policy RCE6 or whether it ought to be considered with vinery land to the north and other open land to the east of uncertain status. If it were to be regarded as already within or suitable for inclusion within a residential use, then the development sought might be able to be construed as part of the clos rather than extending built development out into an open area. If not, I do not consider that any greater relaxation should be contemplated to address the particular circumstances of this site as that could have the wider consequences feared by the Department.

Recommendation

4.470 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at rear of Le Dobree, Les Canus, Les Capelles, St Sampson

Representation: 121 Mr J & Mrs C Carey

Issue:

- *Whether this land is appropriate for residential development and should be AHLQ*

Conclusions

4.471 Mr & Mrs Carey are concerned that the policies of the RAP Review would not permit infilling to be considered at the rear of their property whereas across the road junction,

Policy CO1 of the UAP would allow such development on previously developed land. In Chapter 1 of my report I observed that it would be appropriate for either the two plans to be brought together at their next review or for there to be a comprehensive review of the boundary between the two plans prior to any individual review to prevent policy anomalies existing across the division between the plans. However, I accepted that it was outside my remit on the RAP Review to recommend boundary changes to the plan areas. Within the RAP itself the only way to address the concern would be to modify Policy RH1 to permit infilling. I have recommended that that limited infilling should be accepted in principle within non-designated built-up areas where previously developed land is concerned or land that is accepted under Policy RCE6 as having no prospective future in an open rural use in Paragraphs 4.22-4.24 above, ie a policy akin to Policy CO1.

- 4.472 The planning status of the land in question is not entirely clear as there was reference at the inquiry to the garden area being created some 20 years ago to the side of glasshouses when stables were converted to a dwelling. If it is accepted as authorised garden land then but for the AHLQ status, I would agree that in principle the land might be considered as a potential infilling plot, given the two dwellings to the north, though the restricted depth from La Route de la Capelles and existence of mature trees around the boundaries would not necessarily make it easy to comply with policies such as RGEN3, 5, 6 and 8. As for the AHLQ designation, the Environment Department stress that the distinction is made on a broad-brush basis. It would seem that the generally more loose-knit development at the north-east end of Les Canus underlies the designation of that corner and all land north-west of Les Grandes Capelles Lane opposite as AHLQ. It would be inappropriate to recommend the deletion of an individual house plot from AHLQ. In my judgement, any wider review in this locality ought to take place in the context of a review of or abolition of the boundary between the RAP and UAP areas.

Recommendation

- 4.473 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ designation in this locality.

Land at Petit Champ, Route des Capelles, St Sampson

Representation: 95 Mr J L Denziloe

Further Representations: 1012 Miss A Berry & Mr S Rowe; 1013 Mr & Mrs L De Carteret; 1014 Miss S Dingle & Mr J Tyrrell; 1173 Mr & Mrs P L L Le Tissier

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.474 On behalf of Mr Denziloe, Advocate Ferbrache put forward essentially similar suggested modifications to the objectives for the plan, to introductory sections and Policies RH1 and RH2 as advanced on behalf of Les Houmets Ltd (97) in relation to land off Route de Cobo in Castel, adapted as necessary to reflect the non-designated nature of this land. I addressed those suggested changes at greater length in paragraphs 4.65-4.66 but essentially Policy RH1 would be amended to provide **“e) in the case of a new dwelling**

or dwellings they are located on carefully selected sites where development would be in accordance with the primary objective of the Plan”, that objective being re-written in a more flexible form. In Policy RH2, it is suggested that provision by the private sector should be included and the locational constraints removed. It is suggested that the rigidities inherent in the plan as drafted would force up house prices and that the problems at the Grand Bouet demonstrate what is likely to arise if a policy of town-cramming is pursued.

- 4.475 The Environment Department, while opposing all relaxations of the housing policies as both unnecessary and likely to unleash a flood of proposals, nevertheless suggested that the way to address development of a site of such magnitude would be by way of a site specific allocation to avoid the open-ended nature of what is suggested. For the representor, Advocate Ferbrache argued that the land is well screened with a planted area to the west which would provide further screening and that the frontage would constitute infilling while the site as whole could produce a number of dwellings (including through the possible subdivision of the house) which would have a noticeable benefit in meeting housing requirements. The site is well located in relation to St Sampson’s and St Peter Port and other facilities and is provided with necessary services. Most of the further representors are concerned that as the paddock at the rear which is used for horse grazing is at a higher level, their flats would be overlooked by new development. They do not consider that either the existing trees or new planting would provide adequate screening. Thus, the relevant policies of the plan are supported and the need for the development and the degree of its accessibility disputed. Mr & Mrs Le Tissier (1173) add concerns over drainage if surface water run-off is increased and over the safety of the access.
- 4.476 Earlier in this chapter, I rejected both the formulation suggested in relation to Les Houmets as too open-ended (4.66) and the need for site specific allocations (4.17) and I can see nothing about this site that would lead me to different conclusions. The area adjacent to the imposing house still contains glasshouses, albeit not in very good condition and these abut other glasshouses that are in use on neighbouring land, while the paddock to the rear abuts land on which a former vinery has been cleared. Thus, while I was not convinced that the communal area at the rear of the flats (and the intervening amenity land attached to a further residential property) would not be capable of being adequately screened under Policy RGEN11, I consider that the great majority of the site is currently in appropriate rural uses and could either on its own or with adjoining land continue in such uses. This leaves the frontage plot adjoining the drive. The planning status of this land was not made clear as to whether it was formerly a front garden area or linked to the former vinery area and it was also acknowledged to be have been used for grazing. Subject to consideration of this issue, or acceptance into a residential curtilage under Policy RCE6, the limited infilling policy that I have recommended might be applicable to that single plot. As for Policy RH2, the minor changes that I have recommended would certainly not encourage consideration of social housing on this land and I agree with the Environment Department that it would be inappropriate to include private housing in unqualified terms within the policy. This would render the policy essentially simply as a variant of Policy RH1 and not an exception to it.

Recommendation

- 4.477 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above, but that no further modification be made if these provisions are not

considered applicable to the frontage plot. I also recommend that no further modifications be made to Policy RH2 and its supporting text beyond those set out in paragraphs 4.44-4.45.

Land at Hougues Mague Vinery, land adjacent to Les Effards Vinery (2 sites) and at Kintyre Vinery all in Hougues Magues Lane, St Sampson

Representations: 11 Mrs S James; 216 Sarnia Investments Ltd; 442 Mr F Le Page

Further Representations: 1156 Mr & Mrs B W Ozard

Issue:

- *Whether this land is appropriate for residential development including social housing*

Conclusions

- 4.478 Mrs James seeks to utilise land at Hougues Mague Vinery to provide for dwellings for her two children so that they can be employed on the Island where they grew up. She suggests that such development would meet the objectives of many relevant policies of the Strategic and Corporate Plan and drew attention to the construction of Devonian Court on an adjoining vinery to the west. The Environment Department disputed conformity with the Strategic & Corporate Plan pointing out that it expresses the view that the spread of housing across the Island is one of the most potent symbols of environmental harm. They also pointed out the inability under the current Island Development Law to restrict development to family members and that the Devonian Court housing development had been built on a housing allocation under a previous plan. The further representors (1156) point out that the Hougues Mague Vinery site would be large enough to accommodate as many as 30 dwellings and that this would be the likely outcome if any development were to be allowed as Mrs James suggested that any surplus land could be released to facilitate social housing. They support the RAP Review in seeking to keep the land open.
- 4.479 Mr Le Page's representation specifically sought the deletion of the requirement for social housing under Policy RH2 to be directly adjacent to existing States housing, though as a dwelling for his own use whilst clearing the remainder of the site is the main objective sought, the representation appeared more correctly addressed to Policy RH1. With regard to the remaining Sarnia Investment sites what is sought is infill development particularly on the northern site adjoining the pub.
- 4.480 Although some of the sites are non-designated (11, 216 [N] and the frontage of 442) and the remainder within AHLQ similar considerations apply. As pointed out the Hougue Mague Vinery site is a substantial area and some other open land directly adjoins. Thus, if the present cultivation (strawberries) within the glasshouses and goat grazing on the open frontage land were to cease, the land ought to be capable of open agricultural or recreational uses either on its own or in combination with that adjoining land. Although I am sympathetic to Mrs James' desire to make provision for her children, in my general comments on Policy RH2 I accepted that it is not likely to be realistically possible to link housing development to occupation by family members whether under current law or the proposed new Island Development Law. As for the sites east of the Lane, they are in part contiguous and also adjoin other vinery or open land. Thus, while there is a greater issue of clearance of current dereliction on the Sarnia

sites, I do not consider that even parts of the non-designated portions could fall within the policy for strictly limited infilling that I have recommended but rather they should be regarded as capable of future open rural uses, if necessary in combination with each other and/or adjacent land. I have recommended certain changes to Policy RH2 but none that would facilitate development of these sites. The approach of accepting a dwelling on a small part of a site in return for clearance of the remainder would fundamentally undermine the clear-cut approach of Policy RCE5 which I have endorsed.

Recommendation

4.481 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at Westbourne Vinery and between Westbourne Vinery and Sedonia, La Vieille Rue/Le Bordage, St Sampson

Representations: 8 Mr S C Chapple; 31 Mr D A Le Page

Issue:

- *Whether this land is appropriate for residential development and should be AHLQ*

Conclusions

4.482 For Mr Chapple, Advocate Loveridge argued that Policies RH1 and RH2 should be made more flexible to allow new housing in the RAP area, in particular through deletion of the preclusion of social housing in areas of AHLQ or the land should be deleted from AHLQ. States housing within the UAP is on the opposite south side of Le Bordage and the UAP area also covers land a short way to the east. Thus it is arbitrary that this land is affected by more stringent policies. The vinery suffers from vandalism and as Mr Chapple is retired he wishes to dispose of the land. Similar arguments concerning the beneficial use of the land to the east for social housing, like that at the adjoining Baubigny estate, are advanced by Mr Le Page with a suggestion that the two representation sites might be developed together.

4.483 The Environment Department stressed the lack of need to look for development sites in the RAP area to meet housing requirements and suggested that because of the intervening public highway these sites would not be regarded as being directly adjacent to the States Baubigny housing. They also argued that the underlying landscape character can be appreciated in this area of lowland hills and escarpment between the central plain and the Braye du Valle to the north. For my part, I can sympathise with the concern that the boundary between the two plans appears to be arbitrary in places such as this and at the outset of Part 2 of my report I recommended that consideration should be given either to merging the two plans at their next review or undertaking a comprehensive review of the boundary prior to individual reviews. However, it should not be assumed that were the land to be within the UAP it would necessarily be more favourably considered. Vinery land by definition would not be regarded as previously developed. I have also recommended that the clause allowing social housing simply because it is adjacent to existing States housing should be deleted as not in the best interests of sustainable development. Although the timber framed glasshouses are clearly showing signs of deterioration, both sites appear still capable of some use and there are also indications of other uses on the sites, particularly that to the west. As there is other open land to the

north, I can see no reason why the totality of the area should not be able to have a beneficial open rural use if horticultural use were not able to be continued. Finally, although the landscape argument is less clear cut than that in relation to some disputed areas, I can see no specific reason to disagree with the judgement of the Environment Department that this land should be AHLQ.

Recommendation

4.484 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 nor to the AHLQ in this locality.

Land at Le Tresor and land between Courtil Martin Vinery and Bandari, La Vieille Rue, St Sampson

Representations: 152 Mr Le Conte & Mr Robin; 1015 Mrs J Erskine and Ms C Hubbard-Ford

Further Representation: 673 Mr & Mrs P Davies

Issue:

- *Whether either of these areas of land are appropriate for residential development*

Conclusions

4.485 Mr Hobbs, on behalf of the Messrs Le Conte and Robin, argues that it would be beneficial to use their isolated unused field west of the road for a small housing development. He illustrated how four dwellings could be accommodated on the frontage. The whole site is just over 2 verges (almost an acre). He pointed out that nearby open land had been taken by the States for construction of a school and that it would be better to use this land for housing than take land from more extensive agricultural areas. He accepted that as 4 dwellings would be outside some definitions of infilling, a site specific allocation might be appropriate. With regard to the land east of the road, the representors argue that the approximately 1.5 acres of land is suitable for low impact housing in keeping with the surrounding green areas. The former vinery and quarry land is claimed to have no other economic use, though use for horse grazing in the past was acknowledged.

4.486 The further representors argue that the west side field is part of an important green lung in St Sampson's and that its development would set a precedent for further loss of open land. They also have concerns over traffic in the quiet rural lane. The Environment Department pointed out that there is no need to look for housing sites in the RAP area in order to meet the housing requirement and that actions by other States' Departments should not be seen as precedent for spreading housing development contrary to the primary objective of the RAP Review. They also opposed any policy relaxation within AHLQ. The Department's comments would be equally applicable to the east side land, though the Department also acknowledged that a review is being undertaken with the Commerce and Employment to consider whether more land might be required in the RAP area for industrial purposes.

4.487 I have addressed the desirability of the plan governing all States development earlier in my report though this is ultimately a separate matter for the States to resolve in relation to

the proposed new Island Development Law. While concerns over traffic might be able to be addressed under Policy RGEN7 and I can appreciate that it may not be easy to secure beneficial use for a modest isolated field, it is of a size that ought to be capable of at least a grazing use on its own. I also noted on my site visit that it is contiguous with other fields and should thus be capable of use with that land. Thus, I fully share the view that the whole area should remain as a green lung for St Sampson's, as also more generally argued by the Constables. In the opening paragraphs of this chapter I accepted the lack of a numerical justification for any allocations within the RAP area and, even were the land not AHLQ, I also rejected any extension of the concept of infilling beyond one or two dwellings. As for the land on the east side of the Road, it may be that there are parts of the site that might be unsuitable for agriculture or comparable open uses because of past quarrying, but clearly significant parts could be grazed. Moreover, the site appeared being used as a base for a landscape contractor or similar business, with a storage building in use on the site. As the adjoining area to the south east is at most only very loosely developed, again I can see no justification for any relaxation of policies that would facilitate significant built-development.

Recommendation

4.488 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at the rear of Le Gregoire, Epinelle Road, St Sampson

Representation: 438 Mrs J Vaudin

Further Representations: 977 Mr S Morris; 1480 Mr M Le Poidevin & Andre Bisson;
1526 Mr & Mrs P Le Noury; 1527 Mr & Mrs C Paver

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.489 On behalf of Mrs Vaudin (438) and Mr Le Poidevin (1480), Mr Bisson argued that this former vinery land from which the glasshouses have been cleared could sensibly accommodate 2 to 4 family houses. The smaller number would leave an area of open space adjoining L'Epinelle Drive. It is suggested that the site is well located in relation to the L'Islet Rural Centre and for other services and facilities. It is adjacent to the UAP boundary while a high granite wall along the north side of the site cuts the land off from adjoining open land to the north.

4.490 As the other further representors point out the high granite wall does not extend the full length of the northern boundary. At the east end the boundary is mainly marked by a stand of mature trees. Moreover, as the Environment Department points out, such granite walls are a characteristic landscape feature on this part of the Island on the boundary between the lowland hills and the Braye du Valle. Thus, I cannot accept the argument that the site is wholly divorced from the open land to the north in either terms of landscape or potential use. Moreover, the land on the opposite side of the road, while a derelict vinery within the UAP, is not necessarily likely to be developed as it is outside the defined Settlement Area of the UAP and not allocated for any specific development.

Thus, although I consider that any direct effect on the small clos to the east could be avoided as illustrated and through the application of Policy RGEN11, I can see no justification for any modification of the policies of the plan that would facilitate development of this land. The frontage width would place it outside any accepted definition of an infilling plot even were it not for the correct designation as AHLQ.

Recommendation

4.491 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ designation in this locality.

Land off Epinelle Road and at Chelmsford, Oatlands Road, St Sampson

Representations: 98 Mr & Mrs V Zekavica; 104 Mr & Mrs M D Crowther

Further Representation: 974-5 Mr S Morris

Issue:

- *Whether either of these areas of land are appropriate for residential development including a single dwelling*

Conclusions

4.492 Advocate Palmer, on behalf of Mr & Mrs Zekavica, argued that as the derelict vinery land covered by Representation No 98 is close to the boundary of the UAP area and is non-designated land, it is unreasonable to impose a blanket prohibition against new housing development. Four of the households flanking the access to Epinelle Road have indicated that they have no objection to a single dwelling on the site and it is argued that either the area should be taken within the UAP or a minimal impact formulation within Policy RH1 should be adopted, such as suggested by Advocate Loveridge with associated modifications to relevant supporting text. Advocate Perrot similarly argued that the minimal impact formulation should be applied to Policy RH1 so that addition of a single dwelling could be considered on Mr & Mrs Crowther's land.

4.493 The Environment Department confirmed that simply bringing land within the UAP would not necessarily facilitate development because vinery land is by definition not regarded as previously developed land and the adjoining area is not within the defined Settlement Area. I note that although there is an adjacent area of non-designated land within the UAP boundary, there is an area of Landscape Value beyond that before areas within which there is general encouragement of development are reached. Mr Morris (974-5) is concerned that open areas are protected so that there an open corridor through from the edge of the UAP to Le Grand Havre. To facilitate this, areas of dereliction should be cleared. I agree that as there are extensive vinery or open areas to the west and south-west of these representation sites, there would be no justification in extending the area of built-development out from the existing housing towards those areas. I have earlier concluded that minimum impact formulations must be rejected as too open-ended and lacking in locational specificity. In my judgement, that would rule out what is sought on Representation Site No 98, notwithstanding the value of clearing up the currently unsightly dereliction. The position is slightly different with regard to Representation Site No 104 as that site appears to constitute a residential curtilage. If this is wholly

authorised, there could be a possibility of considering infilling under the relaxation of Policy RH1 that I have recommended. However, the gap is narrow and the stagger of the two adjoining dwellings would mean that achieving a suitable design may be very difficult if not impossible, having regard to policies such as RGEN11, RGEN5 and RGEN6.

Recommendation

4.494 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above, but that no further modification be made if these provisions are not considered applicable to the site of Representation No 104.

Land at Flamingo, Basses Capelles, St Sampson

Representation: 390 Mrs J A Angenant

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.495 It is argued that this rectangular area of land on the frontage of the garden centre should be regarded as appropriate for infilling. The Environment Department indicated that although a single dwelling might be inconspicuous, any policy relaxation to facilitate such development should be opposed because the cumulative impact might undermine the locational strategy of the plan and divert necessary investment from urban regeneration sites. I have not accepted that the numerical case requires such an absolutist approach.

4.496 However, the site is not a wholly conventional infill site as it occupies the frontage of the site at a bend in the road with the sales building and the existing dwelling to the rear and to the north-east respectively. It is partly a seeded area in front of plant display and partly an area with the appearance of an orchard. The planning status of the land was not made clear. As there is a dwelling to the west, if the land is already regarded as forming part of a curtilage in urban use or would be granted permission to become within such use under Policy RCE6, then it is possible that its development could be construed as infilling. However, if the land is still regarded as in horticultural use, there would be an argument for seeking to keep it open.

Recommendation

4.497 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above, but that no further modification be made if these provisions are not considered applicable to this site.

Land at Brooklyn, corner of Route du Braye and Route Carre, St Sampson

Representation: 363 Mr & Mrs C C T Ogier

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.498 Mr & Mrs Ogier seek to facilitate development of a dwelling on the corner plot within their residential curtilage in order to assist one of their children. While I have already

accepted the difficulty of seeking to tie development to particular family members in my general comments on Policy RH2, provided that this land is in authorised residential use, it would appear to be within the criteria for an infilling plot that I have recommended. It appears garden land distinct from the Freesia Centre to the rear and otherwise within a continuous line of non-designated residential development on the north side of Route du Braye from both sides of the junction eastwards. The Environment Department oppose any such relaxation fearing that floodgates would be opened to many similar proposals. However, I consider that numerically there would not be a problem in adopting the tightly defined policy for infilling in non-designated built-up areas that I have recommended. There would clearly be issues to solve in terms of design and access at a junction site but these are details that should be able to be addressed under Policies RGEN6 and RGEN7.

Recommendation

4.499 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Sandy Lane Vinery, L’Islet, St Sampson

Representation: 86 Mr R C Ogier

Further Representation: 1062 Mr S J Robinson

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.500 Mr Ogier suggested that this land would be appropriate for development as it is backland which is not large enough for agricultural use. After clearance of the overgrown vinery on acquisition it has only been used for goat or pony grazing and keeping a few chickens. Mr Robinson pointed out that only part of the open area lies within the representation site, the remainder either being within adjoining gardens or part of a States protected Dolmen site. He argues that development of the representation land would be unneighbourly as the access runs past his dwelling and the land is at higher level. Moreover, he suggests that intensification of the use of the access would give rise to traffic danger. While Policies RGEN7 and RGEN11 could safeguard the specific concerns of Mr Robinson, the land is not a conventional infilling plot and appears self-evidently capable of grazing use whether on its own or with adjoining land. I agree with the Environment Department that there is no need to seek development sites in the RAP area. Thus I cannot recommend any modification to Policy RH1 that would facilitate development of this land.

Recommendation

4.501 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at rear of Roseneath, field adjoining Speyside and at East View, La Marette Road, L’Islet, St Sampson

Representation: 141 Mrs A Wilkes-Green; 299 Mr D F Cave; 593 Mr & Mrs J P Rault

Issue:

- *Whether any of these areas of land are appropriate for residential development*

Conclusions

- 4.502 Advocate White, on behalf of Mrs Wilkes-Green (141), argued that addition of a dwelling would naturally finish off development at this point. It would mirror that adjoining and use up an area of land that is too small to be agriculturally productive as a stone-wall separates the land from a wider area of agricultural land. The circumstances under which the adjoining dwelling was permitted, notwithstanding the zoning in the current RAP Phase 1, were not able to be explained to the Inquiry. The site is close to L'Islet centre and has access available so it could fit within the general relaxation of Policy RH1 that was argued on behalf of a number of representors. A little further along the same side of the road, Mr & Mrs Rault (593) sought amendments to the plan that would enable them to replace a filled in cistern and old pump shed with a dwelling for their daughter. This is at the end of their garden on a former vinery site which also occupied land to the rear. Mr Cave (299) seeks to be able to build one or two cottages on the frontage of the field (also former vinery land) at the rear of his house on the opposite side of the road in order to house family members. Flexibility is sought to enable people to remain in their parishes as had been possible under previous infilling policies. While the site was near to L'Islet centre he did not favour a formulation that placed an arbitrary boundary around such centres but rather a policy that would allow proposals to be considered on their merits.
- 4.503 Although I have sympathy with the desires of representors like Mr & Mrs Rault to make provision for family members, these sites are situated within a loosely developed context. Consequently, they pose considerable difficulty in terms of devising any relaxation of policy which might enable some to be given favourable consideration without opening floodgates to substantial sporadic development across the Island, as feared by the Environment Department. In my general comments on Policy RH2 I indicate why I consider that it is unlikely that restriction to family members will become a feasible policy even after the coming into force of the new Island Development Law. I agree with the Environment Department that it would not currently be possible.
- 4.504 I have recommended relaxation of Policy RH1 to accept the principle of limited infilling in non-designated built-up areas, as I consider this would enable effective use of land that is already in urban use or which would be accepted into such use because it would not be capable of being used for open rural uses and where development would not materially affect the openness of the rural environment. However, I am not convinced that any of these sites would genuinely meet these tests so as to constitute infilling. Representation site No 141, although between a new dwelling and land that may well be no longer in agricultural or horticultural use, would be extending built-development into an open area. Representation site No 299, notwithstanding substantial screening on much of the frontage is beyond a substantial garden, has further former vinery land to the rear and open land, albeit seemingly in use ancillary to a commercial business (Regency Events) to the west in front of other open land. Finally, although the site of Representation No 593 would be secluded given the tree planting on the site and would replace former vinery structures, it would leave a substantial extent of open land between the proposed new dwelling and the existing house. The only further possibility would be to extend to proposals under Policy RH1 some form of concession if the site is within or in close

proximity to a Rural Centre. However, I do not recommend such a solution as that is the exception that I have recommended to apply in respect of the location of new social housing under Policy RH2 in order to steer any significant social housing developments to sustainable locations. If a similar concession were to be applicable to all housing proposals, the exceptional nature of Policy RH2 would be negated and potential sites likely to be developed for general purposes.

Recommendation

4.505 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at Les Tracheries, St Sampson

Representation: 140 Mrs A Wilkes-Green

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.506 Advocate White, on behalf of Mrs Wilkes-Green, seeks a relaxation of Policy RH1 to facilitate residential development of this land that is also close to the L'Islet Rural Centre and has access and services available. Although it is within AHLQ, development would be inconspicuous as it is largely surrounded by development and a buffer of open land could be retained to keep development separate from further open land beyond.

4.507 It was accepted that this land probably has the status of agricultural land. Certainly at my site visit it had the appearance of a good grass paddock with similar land beyond it. I can see no reason why the policies of the plan should be modified to facilitate what would be an extension of built development out into an open area.

Recommendation

4.508 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Sandy Hook, L'Islet, St Sampson

Representation: 387 Mr J Skillett

Further Representation: 905 Mr Q R Vohmann

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.509 Advocate Ogier, on behalf of Mr Skillett, seeks an amendment to Policy RH1 that would authorise limited infilling to enable the replacement of outbuildings at the rear of Mon Repos by a dwelling. This would maintain the status quo as the land is currently zoned 'built-up' in the RAP Phase 1 where there would be no objection in principle to construction of a dwelling. The Inquiry was informed that permission was being sought in parallel with the representations on the plan. The further representor argues that there

could be detriment to the amenities of adjoining residential properties if such development were to be undertaken, such as through overlooking. The area north of the former quarry is also tightly developed with nearby property containing a number of flats. The policies of the RAP Review which would preclude any new dwellings are supported.

- 4.510 From what I saw at my site visit, I would agree in principle that development of this site would fall within the policy for limited infilling that I have recommended. The words proposed by Advocate Ogier differ slightly from my recommendation but the substance would have the same effect on this particular site. However, I also accept that the site is restricted and development would be constrained by the need to be neighbourly to adjoining residences and to retain sufficient amenity space and parking for Mon Repos as well as making provision for the new dwelling. Whether such could be achieved would turn on satisfying Policies RGEN5, RGEN6, RGEN8 and RGEN11.

Recommendation

- 4.511 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Beaufort and vinery land at rear of Kirklees, Rue du Clos, St Sampson

Representations: 106 Mr C Marquis; 1040 Mr & Mrs R O Le Page

Issue:

- *Whether either of these areas of land are appropriate for residential development including a single dwelling*

Conclusions

- 4.512 Advocate Perrot put forward the minimal impact formulation detailed in paragraph 4.16 above in respect of the land at Beaufort to facilitate development of a single dwelling. While I rejected that formulation as too open-ended and lacking in locational specificity, it is possible that the frontage land to Rue du Clos could be construed as an infilling plot under the modified Policy RH1 that I have recommended. It is acknowledged, however, that the whole area is former vinery land from which glasshouses have been cleared. The land has been restored as open land, seemingly simply used as an amenity area for Beaufort. Much would turn therefore on the reality of prospects for the remainder of the land being restored to open rural uses and whether that would be affected by the development of the frontage plot.
- 4.513 The vinery land is immediately adjacent to the north-east. What is sought in this instance is as much flexibility under Policy RH1 as is provided for under Policy RH2 so that a pair of dwellings might be added to the Les Tracheries estate, thereby facilitating the clearance of the remainder of the glasshouses which are in poor condition and only produce crops for domestic use or 'hedge-veg' sale. The Environment Department stressed that Policy RH2 is intended to provide for exceptions to Policy RH1 and could not be extended generally without undermining that concept. I have recommended modifications to Policy RH2 that would remove encouragement to develop open land that merely happened to adjoin existing States housing in order to direct new social housing of a scale greater than consolidation or rounding off to sustainable locations at Rural Centres. I can see no justification in any further relaxations to either policy that might

encourage development of this land rather than clearance of the glasshouses in accordance with Policy RCE5. However, if the incorporation of open land into residential curtilages on either side has been done with planning approval or would be approved under Policy RCE6, then any future rural use would have to be considered in isolation. However, the area would appear to be of sufficient size for rural use to be a realistic expectation.

Recommendation

4.514 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above, but that no other modifications be made to Policy RH1 and its supporting text and that no further modifications be made to RH2 and its supporting text beyond those set out in paragraphs 4.44-4.45.

Land at Wayland, Les Salines Lane and at Grand Saline Field, St Sampson

Representation: 232 Mr V S Dorey; 401 Mr & Mrs G M Mallett; 423 Mr K Hodder

Further Representations: 439 Mrs M Turner; 450-1 Mr J Swain; 876 Mr & Mrs D J Sarre; 996 Mr S & Mrs V Goodwin; 1027-9 Mr & Mrs C P Staples; 1037-8 Ms J Woolrich; 1223-4 Mr S Mahy; 1273-5 Mr J E David; 1303 Mr J A Bligh; 1394 Mr & Mrs J R de Jersey; 1439-41 Mr & Mrs A R Viellard

Issue:

- *Whether either of these areas of land are appropriate for residential development including a single dwelling*

Conclusions

4.515 Mr Dorey (232) seeks to develop additional dwellings on land that is claimed to have no horticultural or agricultural value, partly because remains of glasshouses exist to the rear, partly because some hardcore was placed on the frontage during drainage works in Tracheries Road and partly because the land is very wet. Services are available. Mr Hodder (423) seeks to develop Grand Saline field for affordable housing, sheltered accommodation or a residential home as the site is readily accessible to St Peter Port and the Bridge. Again services are said to be available. In contrast Mr and Mrs Mallet (401) are opposed to development on either of these two areas that flank their property. The field is described as very fertile although neglected for the last 10 years after they unsuccessfully attempted to acquire it for commercial growing to extend their smallholding which includes glasshouses to the rear of La Saline Cottage. It is also argued to have wildlife value. Wayland is described as a fine Listed Victorian building with other housing likely to be out of keeping with its grandeur. Traffic concerns are also expressed and the lack of fertility disputed, as the attached land was formerly used to grow crops commercially. Both areas should be retained as green open spaces, some of the few remaining in the locality.

4.516 The Environment Department indicated that there is no need to seek development sites in the RAP Review area as provision has been made for 90% of the requirement laid down in the Strategic and Corporate Plan in the UAP and in addition within that area HTA and

MURA sites will provide additional units. They can be released to address any particular housing needs. Thus agricultural land should be retained and horticultural sites restored either to agricultural use or other open rural uses. They confirmed however that Wayland is not a statutorily Listed Building even if of some character.

- 4.517 The further representors seek to maintain the open land and while concerned at the neglect of the Wayland site are not opposed either to restoration of the house (preferred) or its conversion or replacement, as would be possible under the RAP Review policies as drafted. They are opposed to further development on the site or on Grand Saline field as the older development in St Martins should be kept separate from the newer housing in Les Tracheries. They support the policies of the draft Plan. Some concerns are expressed over access issues both to Wayland and particularly in respect of the field with its access to a Ruelle Tranquille. Ready accessibility to available facilities was disputed, as was the adequacy of drainage to cope with development of land reclaimed from the Valle du Braye.
- 4.518 At my site visit, I noted the species rich grassland of the field and that the drainage pumping station referred to at the Inquiry only occupies a very small portion of the land. Thus, although access, drainage and neighbourliness concerns could no doubt be addressed under Policies RGEN7, RGEN12 and RGEN11, I can see no grounds whatsoever to set aside the clear policies of the RAP Review that land such as this should remain in agricultural or other open rural uses. It clearly makes a very valuable contribution to the openness of the locality. As for Wayland, as was made clear at the Inquiry the policies of the plan would allow for restoration and conversion. Subject to consideration against Policy RCE11, replacement would in principle also be permitted as the building is not currently Listed. However, as for any further development on the site, I did not note any significant provision of hardcore on the frontage and any remains of glasshouses were concealed beneath vegetation to the rear. Thus, I cannot see any reason why Policy RCE5 should not be applicable in encouraging all that would not be within a residential curtilage for Wayland to be restored to agricultural or other rural use, use for which there is clearly an expressed demand. The policy modification that I have recommended to accept limited infilling of gaps in built-up frontages in non-designated areas might not wholly rule out a single additional dwelling on the frontage land. However, for that to be applicable the land would have to be regarded as appropriate for taking into the residential curtilage under Policy RCE6 and am not convinced that would be the case as the frontage gap runs through into the backland with its potential for restoration to open rural use. Policies such as RGEN4, RGEN5, RGEN6 and RCE12 might also count against such development in order to ensure that the character of Wayland or its replacement is respected.

Recommendation

- 4.519 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Saline Lane, St Sampson

Representation: 167 Mr & Mrs W P Trubuil

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.520 Advocate White on behalf of the representors argued that there should be more flexibility in Policy RH1 to allow derelict glasshouse sites to be replaced with housing. In this particular case the representors seek a pair of ‘Guernsey’ cottages to house family members and the land is argued not be capable of restoration to agricultural use as the glasshouse base was raised above flooding using clay-type soil. The site is also claimed to be of no landscape value as the area is predominantly residential. A minimal impact formulation was advanced to allow development exceptionally where there is no harm to openness, the land is suitable or there is proximity to a Rural Centre. In this instance clearance of the derelict glass would be in the best interests of the locality as the west side of the lane is otherwise developed in the vicinity of the site.
- 4.521 The Environment Department, in addition to resisting any relaxation of Policy RH1, argue that former glasshouse land is agricultural land under Section 40 of the Island Development law and Strategic Policy SP33 requires agricultural land to be safeguarded from irreversible development. Any departure from that approach could undermine the strategy of the plan as embodied in Policy RCE5. I agree with the latter approach.
- 4.522 In addition, this site has too long a frontage to be considered an infill site within the terms of the policy that I have recommended. Moreover, although in itself it is of shallow depth, there is other adjacent land that is or has been in horticultural use. Given the consideration due to be given to a re-introduction of a clearance scheme and the evidence from the Agricultural Adviser that there should be substantial quantities of organic compost in future to mix with abundant good quality subsoil, I am not convinced that the land could not have a future agricultural or other open rural use. With a field opposite, the land could play a valuable role in maintaining the openness of the rural environment. I have addressed the problem of seeking to restrict development to family use in my general comments on Policy RH2.

Recommendation

- 4.523 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Kohima, Les Salines Road, St Sampson

Representation: 722 Mr D B R Bessin

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.524 Mr Bessin suggested that Policy RH1 needs relaxing in order that young families can live in the RAP. Not all want to be forced into flats in the UAP area. The area to the rear of the bungalow was a former vinery but has been converted into a workshop. However, it is not thought that Policy RCE14 would apply to the metal clad nature of the structure. One or two dwellings would form an end stop to the housing to the west, quite distinct from other vinery land to the east.

4.525 The Environment Department argued that any policy relaxation which might facilitate new housing on the site would be applicable to very many other sites nearby and so cumulatively could undermine the strategy of the draft Plan. Future reviews of the plan could address any kinds of housing shortfalls not met in the UAP area, but the HTAs in the UAP provide a reserve for a variety of housing needs. From what I saw on my site visit, I agree with the Environment Department. New building would not be infilling but would be extending built-development out towards the vinery and other open land to the east. Only if a conversion of the workshop were to be deemed covered by Policy RCE14 in the slightly modified form that I have recommended would I consider that there might be any potential on this site.

Recommendation

4.526 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at and to the rear of Caravelle, Les Salines Road, St Sampson

Representation: 33 Mr D A Le Page

Further Representations: 886 Mr & Mrs T Robins; 924 Mr A Spruce; 1004 Mr & Mrs M J Mace; 1049 Mr & Mrs Rankilor; 1117 Miss E A Bohan

Issue:

- *Whether this land is appropriate for residential development including a single dwelling*

Conclusions

4.527 Mr Le Page's main interest is to secure a modification of Policy RH1 which would enable an additional dwelling to be infilled on the frontage to Les Salines Road where his son holds an adjoining plot. The frontage land is simply kept tidy while the rear land is cut for hay or grazed, agricultural access being obtained via the vinery to the north. The land is difficult to use for arable purposes as it is land that has been reclaimed from the sea and there is a fall of only 13 inches in the drouit to Vale church. Thus, it tends to be very wet as pumping is required with particular difficulties at high water.

4.528 The Environment Department indicated that because 90% of the required provision is made in the UAP area there is no need to consider development of either the frontage land or that to the rear. The further representors are very concerned to keep green fields open in a crowded parish and also express concerns over the poor drainage, traffic and the effect on neighbouring properties. Some, however, indicate that if the rear fields are not to be involved, they would have no objections to infilling the frontage (1049, 1117).

4.529 While the specific concerns could be addressed under policies such as RGEN7, RGEN12 and RGEN11, in my judgement the totality of the gap in the frontage, including the land within the curtilage of Caravelle and the separately owned plot to the west is too wide to fall within the limited infilling policy that I have recommended to apply to non-designated built-up frontages. The gap contributes to the openness of the area and, although hedgerow shrubs separate the frontage land off from the meadows to the rear, I can see no reason why the whole area should not remain in agricultural or other open rural uses in order to conserve and enhance the rural environment.

Recommendation

4.530 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Coutil de Bas lane, St Sampson

Representation: 825 Mr & Mrs A J Camp

Further Representation: 1318 Mr & Mrs V Froome

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

4.531 Advocate Prentice suggested that this land would be suitable for infilling a single bungalow to facilitate clearance of the remainder of the derelict vinery. It is suggested that this would enable more local people to be housed in the parish and that the vinery had always been difficult to cultivate because of water-logging. The Environment Department suggest that the approach advocated would undermine the clear-cut nature of Policy RCE5 which seeks clearance of glasshouses to restore agricultural land temporarily occupied. The further representors, while not necessarily opposed to the infilling of a single bungalow, point out that they cleared glasshouses without assistance.

4.532 If the site had not been a former vinery, the frontage width within non-designated land is such that the development sought might have fallen within the limited infilling policy that I have recommended. However, the total area is around an acre and other vinery or former vinery land clearly adjoins a number of the site boundaries. Thus, there would seem no good reason why the land could not be restored to an appropriate rural use on its own or in conjunction with neighbouring land.

Recommendation

4.533 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Le Courtillet, Rue des Cottés, St Sampson

Representation: 849 Mr R Gillingham

Issue:

- *Whether safety consideration could be taken into account in proposals for a replacement dwelling*

Conclusions

4.534 Mr Gillingham is concerned that his property is built only about 2 metres from the edge of a quarry so that there could be a safety issue involved in its retention. Moreover, while it is probably of sound construction it would almost certainly be more economic to upgrade it through redevelopment. The Environment Department indicated that unless the property was regarded as distinctive, Policy RH1 would simply allow one for one replacement. If it were to be regarded as distinctive, Policy RCE13 and its supporting

sets out mechanisms by which demolition might still be justified. While none of the circumstances necessarily precisely match the circumstances of this site, the Environment Department suggested that safety considerations would no doubt be able to be argued as mitigating circumstances as part of the condition and costs submission referred to in the supporting text. They did not favour a general modification to the plan to address such considerations explicitly, as they might be unique to this site. Having seen the site, I am inclined to agree with the Department. While I have been advised of the narrow construction placed on Detailed Development Plans by the Royal Court, nevertheless, if the safety concerns are real either in terms of actual potential risk or through the economic consequences of perceived risk, I cannot believe that it would not be possible for such matters to be taken into account under Policy RCE13 if it is deemed applicable.

Recommendation

- 4.535 I recommend that no modification be made to either Policy RH1 or RCE13 specifically to address this representation.

Land at Rue des Cottés, St Sampson

Representation: 307 Mr M Gaudion

Further Representations: 946 Mr & Mrs P J Falla; 1184 Mr & Mrs P M Porter; 1280 Mr B Rickard (on behalf of 21 further residents in the locality)

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

- 4.536 Mr Gaudion suggests that the usable part of this land is small as part is a hougue with thorn scrub. Thus it is really only suitable for horse grazing. It would be ideally suited to infill development. This would help enable families such as theirs to live at reasonable densities and not be crammed into high density developments in the UAP area where social problems are likely.
- 4.537 The Environment Department did not accept the description of the Islandwide policies, suggesting that houses will be built in the UAP area and that there are houses for sale across the RAP area. They are also concerned to avoid precedent if policies were to be relaxed to facilitate development of sites such as this. Mr Falla (946) stressed the importance of protecting agricultural land to fulfil the conservation and enhancement objective. Mr & Mrs Porter (1184) have traffic concerns and stress the need to protect dwindling areas of open space. Mr Rickard (1280) also made this point and suggested that there could be a valuable public view across the land which ought to be protected under Policy RCE7.
- 4.538 Although this land is non-designated, in my judgement it would fall outside the infilling modification to Policy RH1 that I have recommended because at the prevailing density in the locality it could accommodate more than a pair of dwellings. In addition, it is clearly capable of productive grazing use and adjoins other open land to the west. I can see no justification therefore for any further policy modification that might facilitate its development and lead to the irreversible loss of agricultural land.

Recommendation

4.539 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjacent to The Willows, Rue de la Cache, St Sampson

Representation: 306 Mr M Gaudion

Further representations: 885 Mr & Mrs M Collinette; 965 Mr K Semple & Miss C Loser; 966 Mrs J M Lane; 1116 Mr & Mrs M D Cleal; 1347 Mr & Mrs R Loyd; 1382 Mr & Mrs S Dragun

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.540 Mr Gaudion made similar general points on this representation and suggested that the former vinery land would be suitable for three family plots, such low density development not being harmful to any neighbours. They had cleared the land for safety reasons. Drainage problems have been caused by industrial development to the south. Such nearby developments prevent there being a sufficient block of land for farming. The Environment Department expressed concern over the cumulative effect of any policy relaxation and pointed out that development cannot be restricted to family members.

4.541 Mr and Mrs Collinette (885) and Mr & Mrs Cleal (1116) support the policies of the Strategic and Corporate Plan as translated into the RAP Review and consider that it is essential to end the spread of urbanisation that is all too evident in the industrial activities at and adjacent to the nearby farmstead. Development would harm the character and amenity of the area. Others raised concerns over traffic and privacy (965, 966, and 1382). Some sympathy was expressed over the issue of family housing and Mr & Mrs Loyd indicated that restriction to 3 dwellings rather than a clos would be acceptable to them (1347).

4.542 From my site visit, I noted that although a portion of the total area might be overgrown, a substantial area is currently used for grazing. There is also further open land adjoining. I have indicated in my general comments on Policy RH2 why I consider that it is not likely to be possible to restrict development to family use. Thus, I can see no justification for any modification to the policies of the plan which would facilitate development of such an extensive area of open land in rural use that could continue in that use either on its own or in conjunction with adjoining land.

Recommendation

4.543 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Grand Douit Road, St Sampson

Representation: 631 Mr M Jehan

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.544 Mr Jehan argues that the housing policies ought to be made more flexible to allow families to make use of suitable land in the rural area and so avoid being forced to rely on social housing. This land, having been cleared of glasshouses almost 20 years ago following storm damage, is not suitable for agriculture as filling material spread across the site to raise it above flood level before drainage was improved means that all goodness leaches out of the topsoil. It was accepted that grass would grow on the site but of a weedy nature. A sketch plan was submitted showing how a clos of about a dozen dwellings could be built. The Environment Department argued that there is no need to seek housing sites in the RAP area, given the provision made in the UAP area. Moreover, even if the land is deficient in terms of fertility, the policy of the plan would be to maintain it in an open state to conserve the rural environment. Beneficial uses such as horse grazing ought to be possible.
- 4.545 At the outset of this chapter, I endorsed the conclusion of the Environment Department that there is no numerical requirement for housing allocations in the rural area. That being so, I cannot see any justification for any amendment to Policy RH1 which would facilitate the development sought as this would undermine Policy RCE5 with its stress on maintaining open rural use of former vinery land. In this instance the use may be recreational grazing rather than agriculture, but I was not persuaded that the land would have no beneficial rural use whether on its own or with other adjoining open land, although I noted on my site visit that some clearance remained to be undertaken on the main part of the site. I noted also some outbuildings to the east of the excluded dwelling, which if not convertible under Policy RCE14, might nevertheless be on land to which Policy RCE6 might apply.

Recommendation

- 4.546 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjacent to Hougue Rot Quarry and Clos de Pecquerries and land at La Chasse, Rue des Cottes/La Pensee, St Sampson

Representations: 47 Mr S Le Prevost; 220 Mrs B Stevens; 410 Taramoss Nominees Ltd

Further Representations: 712 Mr J Burrows; 723 T R & R M Willey; 801 Mrs V Edwards; 815 Mrs J A Turner; 923 Mr & Mrs Cotterill; 943 Mr & Mrs P J Falla; 1016 Mr & Mrs S Tayler; 1019 Mr & Mrs S Tayler; 1022 Mr & Mrs G Foote; 1112 Les Prinses Estate Company Ltd; 1181 Mr & Mrs P M Porter; 1204 Mrs B Stevens; 1276 Mr B Rickard (representing 41 other nearby residents); 1279 Mr B Rickard (representing 37 other nearby residents); 1293 Mr & Mrs R Seal; 1335 Mr J H Smith on behalf of Les Prins Lane Residents (8 others); 1339 Mr J H Smith on behalf of Les Prins Lane Residents (8 others)

Issues:

- *Whether any of these areas of land are appropriate for residential development and whether they should be AHLQ*

Conclusions

- 4.547 Mr Le Prevost (47) seeks to use a triangle of former vinery land adjacent to Clos de Pecquerries for residential development as an extension of that estate. The estate although built on former States land comprises house sold for owner occupation. The site has been largely cleared of glasshouses over the last 10 years but some ancillary buildings remain at the northern end. Advocate Ogier argued on behalf of Mr Le Prevost that the plan does not make adequate provision for housing in the rural parishes for families who wish to remain close to the areas with which they have affinity and because in the UAP area there will inevitably be less by way of family housing. He sought amendment to Policy RH2 to allow social housing provision by bodies not subsidised by the States, eg private housing associations, and to delete the requirement for location directly adjacent to existing States housing. He also sought removal of the AHLQ designation to avoid this designation being a barrier to social housing provision. It was suggested that with a widened definition of providers, control would be applied under the proposed new Island development Law through imposition of planning covenants so that the housing would remain a form of social housing distinguishable from private housing provided under Policy RH1. In terms of Policy RH1, it was agreed that the only way that housing on such an extensive area could be contemplated would be by way of a specific housing allocation.
- 4.548 The Environment Department indicated that Policy RH1 applies irrespective of the landscape designation. This area is on the transition between the coastal mielles dunes and an extensive area of marais marshland that lies between those dunes to the west and the lowland hougues to the east and thus warrants the AHLQ designation. The Department went on to explain the lack of need to make allocations for housing within the RAP area, given the provision made in the UAP area. Reserve HTA areas should provide sufficient numbers of dwellings if there is any shortfall and address particular needs. As for social housing in the rural area, provision would be made to address specific needs discerned through the Corporate Housing Programme and should not be confused with what would amount to general housing for those who desire to live in the rural area. On the latter approach there would soon be no rural area as the Strategic & Corporate Plan identifies the spread of housing as one of the most potent symbols of environmental harm.
- 4.549 The further representors are concerned over the effect of development on the water table, on access issues – particularly use of unmade roads, on the SNCI to the west and more generally on wildlife, on the need to protect agricultural land and on the effect on the amenities of neighbouring properties. Mr Rickard and others stressed the need to protect the landscape and give effect to Policy RCE5 which seeks restoration of horticultural sites to agriculture. The policies of the RAP as drafted are supported in relation to this site.
- 4.550 Taramoss Nominees (410), although putting in their representation as a supportive comment to Representation No 48 concerning non-residential uses for Hougue Rot Quarry, actually seek residential use on an area of land on just outside the quarry area which they own and which had been included in that representation. It is land that has been filled with material from the former quarry. Although within the SNCI designation that covers further former quarry land to the west, development of 4-6 dwellings for first-time buyers is suggested as appropriate. It could be contained within a wider site specific

allocation or considered under one of the minimum impact formulations for a lesser number of dwellings as the area is about 2 verges.

- 4.551 Finally, Mrs Stevens (220), who occupies an irregularly shaped area of land adjacent to parts of the other two representation sites, seeks development either in association with Mr Le Provost's land for social or other housing purposes or development of her land on its own for such purposes either in whole or on that part which is non-designated. She also suggests that the AHLQ designation should be withdrawn from the rear area which has a wetland character. Mr Le Page on her behalf again sought greater flexibility for housing provision in the rural area and supported Advocate Ogier's approach re Policy RH2. Specifically in respect of Policy RH1 it is suggested that modifications be made so that extensions would be allowed to properties to facilitate subdivision, that one dwelling should be able to be replaced by 2 and that additional dwellings should be allowed by way of consolidation. The last suggestion was made in the following terms: **"On a site that is developed but is of a size that could support more than one dwelling, in appropriate circumstances permit the construction of an additional one or two dwellings where they could provide consolidation of development on the property, where they are adjacent to other residential buildings, and where they could be accommodated without having to encroach onto adjacent land for additional amenity space."**
- 4.552 The Environment Department opposed all the relaxations of policy suggested but explained that Policy RH3 as drafted covers the conversion point so that change is unnecessary. They could not accept a general two for one replacement policy as that could double the amount of rural housing, thereby fundamentally undermining the locational strategy. The consolidation clause is regarded as too imprecise. Of the further representors, Mr Burrows (712) was particularly concerned over traffic, suggesting that change of use of a garage at his property to living accommodation had been rejected in the past because of the inadequacy of the access track. Otherwise he and the other further representors (1019, 1279 and 1339) raised similar concerns as over the larger former vinery site.
- 4.553 From what I saw on my visits to the locality, given the broad brush basis of the division between non-designated and AHLQ land, I am satisfied that at least as great an area of land as is shown on the draft Proposals map as AHLQ is justified as I consider that marais or mielles characteristics are evident, notwithstanding the limited extent of buildings or vinery remains which evident within the sites. Indeed, as will be clear from my consideration of Representation No 1283 from Mr Rickard in Chapter 3 of my report, I consider that it is a fairly finely balanced judgement as to whether a greater extent of AHLQ could be justified. I have recommended some modest changes to Policy RH2 on social housing which would make it possible for housing by a wider variety of agencies to be deemed social housing, but only if part of the Corporate Housing Programme. I have suggested that in due course there might be a case for planning covenants reinforcing an exceptions policy for the far western parishes but I do not consider that such would be likely to be an appropriate solution for widespread housing across the Island. I have also recommended that the requirement to be directly adjacent to existing States housing be deleted but that this be replaced by a requirement to be at or in close proximity to Rural Centres in order to secure sustainable development. In short, I do not recommend any changes that would facilitate use of any of these sites for social housing

even if they were not ruled out by policies such as RGEN3, RGEN7, RGEN11 or RGEN12.

- 4.554 As for ordinary housing under Policy RH1, I agree that subdivision with reasonable extensions is already adequately covered under Policy RH3. The technical recommendation I have made concerning replacement of approved conversion or subdivision schemes goes as far as I consider reasonable on replacement provision and I share the view of the Environment Department that the consolidation clause would be unworkable. Apart via Policies RH3, RH5 and RH6, the only context in which I could see the possibility of additional residential accommodation being justified on Representation site 220 would be if, under the current interpretation of Policy RGEN7 in relation to the access track (which appears currently to be serving a business in the former vinery buildings), the garage and store might be seen as appropriate for conversion under Policy RCE14. Finally, I agreed at the outset of this chapter that there is no numerical justification for any site specific housing allocations. In my judgement, this would rule out the development of Representation sites Nos 47 and 410, even if the latter were not to fall specifically in relation to Policy RCE4, because of the effect on the SNCI, an effect that cannot be disregarded simply because of past fly-tipping.

Recommendation

- 4.555 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 nor to the AHLQ in this locality.

Land at rear of Rozel Cottage, La Passeur, St Sampson

Representation: 1151 Mrs R A Brehaut

Further Representation: 1551 Mr K Smith

Issue:

- *Whether this land is appropriate for residential development for one or two units*

Conclusions

- 4.556 Mrs Brehaut seeks changes to facilitate development of one or two residential units at the rear of Rozel cottage on a grassed former vinery area from which the glasshouses were removed about 35 years ago. Mr Smith is concerned over the disturbance that might be caused by taking an access through the cottage site rather than along the opposite side, through the possibility of overlooking. He argues for maintaining the policy against new dwellings, though not necessarily opposed to conversion of the barn/outbuildings provided this could be achieved without overlooking.
- 4.557 The Environment Department explained why they resist any policy relaxation to avoid cumulative impact on the locational strategy and harm to the conservation and enhancement of the rural environment. However, they drew attention to possibilities offered through Policy RH3 for subdivision and RCE14 for conversion of appropriate buildings. New dwellings within the grassed area irrespective of its planning status would be extending built development out into the open area at the rear of La Passeur. Thus such development could not be construed as infilling. Consequently, I cannot recommend any further increase in flexibility without risking ‘opening the floodgates’ as

feared by the Environment Department. On my site visit I did note, however, that the pitched roof outbuilding/barn at the rear of the cottage is part constructed in stone with some slate-roofing and already contains an upper room in the higher element. I would agree with the Environment Department that the most promising approach to securing an additional unit on this site might be through exploring conversion possibilities under Policy RCE14.

Recommendation

4.558 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Stockton off Route des Pecqueries, St Sampson

Representation: 84 Mr & Mrs Machon

Further Representation: 1043 Mrs T Rouxel

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

4.559 Mr and Mrs Machon seek a modification to Policy RH1 that would enable a modest rectangular area of land (approx 0.14 acres) at the rear of their property to be considered for a dwelling. It is argued to be poor land quality. It is very sandy and infested with crickets. It is thus little use for growing, only able to sustain poor grass growth. It has an independent access and some services available. Sufficient land would be left with their cottage and other properties would not be affected. A policy amendment as suggested for other comparable sites is advocated.

4.560 The further representor does not share the latter conclusion as part of the area is to the rear of her property. She also suggests that the development would be out of character and contrary to the objectives of the RAP review. This is also the conclusion of the Environment Department as they point out that even if a dwelling could be built on this site without harming neighbouring amenities, it would be difficult to prevent a flood of similar proposals were a modification be made that would facilitate what is sought.

4.561 From my site visit, I share this judgement. The area although distinctly below the level of the dwellings fronting Rue de Portinfer is clearly to the rear of any nearby residential properties. Thus, while the effect on neighbouring amenities might be able to be safeguarded under Policy RGEN11, construction of a dwelling could not be construed as infilling but would be extending built development out into an open area of mielle landscape which, in my judgement, only just fails to warrant AHLQ designation. Had I not rejected a minimal impact formulation as too open-ended and locational un-specific at paragraph 4.16 above, I do not consider that it would have been applicable in such a context.

Recommendation

4.562 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at vinery site off Route de la Passee, St Sampson (2 sites)

Representation: 1257 B & M Fallaize

Further Representations: 1261 Mr C Savident & Miss H Fallaize; 1264 Mr & Mrs I Maly; 1268 Mr & Mrs S Fallaize; 1474 Mr & Mrs P Birtwhistle; 1489 Mr & Mrs A Helyar (on behalf of 42 other households or individuals in the locality)

Issue:

- *Whether either of these areas of land are appropriate for residential development for one or two units*

Conclusions

- 4.563 Advocate White, on behalf of the Fallaize family, seeks greater flexibility in the housing policies to allow infill development under Policy RH1 on the smaller eastern 0.4 acre (1 vergee) site that is now derelict but once occupied by a vinery. It is essentially surrounded by residential properties. A dwelling for the family is also sought on the larger western 1.68 acre (4 vergees) site at the rear of the La Passee frontage. Some glasshouses have been roughly cleared from the western end, but most still stand albeit only used for domestic production in recent years. In addition to seeking a dwelling on the larger site, concern was expressed over the terms of Policy RE2 as that would appear to inhibit redevelopment with new glass. This is a matter that I address in Chapter 5. With regard to housing, a policy relaxation rather than a site specific zoning is sought. Most of the further representors (1261, 1264 and 1268) are family supporters of the relaxations sought.
- 4.564 The other further representors (1474 and 1489) are opposed to any relaxation of the policies in the draft plan and particularly oppose any residential development on the larger site in pursuance of Representations 270-277. Those representations seek designation of the area as either or both AHLQ and SNCI. It is suggested that any residential development would be contrary to the primary objective of the plan to conserve or enhance the rural environment. The Environment Department confirmed that they saw no need to make any specific housing allocations in the RAP area and that in their view any policy relaxation could open floodgates to many similar proposals which could undermine the locational strategy of the plan. However, they accepted that there is a need to look again at the wording of Policy RE2 a) which I address in Chapter 5.
- 4.565 From my site visit, I noted the poor condition of the remaining glasshouses on the larger site. However, it adjoins a wider area of open land to the north which I have recommended should be designated as AHLQ in Chapter 3 of my report. Given the size of the site unless it is modernised for horticultural production, it would seem properly governed by Policy RCE5 which would seek restoration as agricultural land or for appropriate rural uses either on its own or in conjunction with the adjoining open land. I heard no specific justification for a dwelling on this site and it is not the practice of the Commerce and Employment Department now to support the need for on-site housing on horticultural sites. I am not convinced that any sterility could not be overcome and the States are to receive a report early in 2005 on the possible resumption of an assisted clearance scheme. Consequently, I can see no justification for any policy modification that might facilitate residential development on the larger site.

4.566 The situation with the smaller site is somewhat different in so far as it is wholly or almost wholly surrounded by built development. There is a separate workshop to the rear then 2 bungalows served off its access track and a dwelling to the south as well dwellings across the access track to the west. The dwelling to the south has a very small area of glass attached, but only to the east is there a significant area of open land. This is seemingly attached to a dwelling and separated uphill from the representation site by a sharp change in level. Unless it is considered that such an isolated area of former vinery land could be re-used for appropriate open rural uses, notwithstanding the need to complete clearance, or realistically would have a future with the other separate part of the representation site, it might be considered to fall within the limited infilling policy which I have recommended. It is non-designated land that could probably only accommodate a couple of dwellings of the type prevailing in the locality.

Recommendation

4.567 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above, but that no further modification be made if these provisions are not considered applicable to the smaller site.

Land adjacent to la Maison du Coins, Route des Pecqueries/Route de Pulias, St Sampson

Representation: 296 Mr K J Giles

Further Representations: 1473 Mr & Mrs P Birtwhistle; 1488 Mr & Mrs A Helyar (also on behalf of 43 other households)

Issue:

- *Whether this land is appropriate for residential development for one or two units*

Conclusions

4.568 Mr Giles seeks change to Policy RH1 to enable one or two dwellings to be built on the frontage of this vinery, pointing out that the old wooden glasshouses are deteriorating and yet there is insufficient profit to justify cost of replacement. About 1.5 verges of the total 6-7 verge site would be involved, the part containing the oldest glasshouses. As the site could not be construed as infilling as it forms part of the open area west of Les Vardes Quarry, a minimal impact formulation is suggested and although a need to preserve the rural area is appreciated, it is argued that more positive action is required to deal with the deterioration of glasshouses.

4.569 The further representors support the primary objective of the RAP Review of conserving and enhancing the rural environment. They have also put forward cases for the area to be designed AHLQ and/or SNCI, the first of which I have endorsed in Chapter 3. The Environment Department point out the difficulty in preventing a flood of proposals coming forward if there were any general relaxation of policy to facilitate the development of sites such as this. Individually the impact might be minimal, but cumulatively the locational strategy of the plan could be undermined.

4.570 At my site inspection, I noted the deterioration of the glasshouses nearest to the road frontage, but also that production was continuing whether in the open or under glass. I also noted that the open vista from the coast across mielle landscape to the low hougue being quarried is largely unspoilt at this point justifying AHLQ designation and making it

important to avoid new permanent built development. Thus, I am not convinced that a minimal impact formulation would have been appropriate for this locality had I not rejected the concept as too open-ended and locationally unspecific in paragraph 4.16 above. Nevertheless, sites such as this highlight the need for the uncertainty over the possible re-introduction of an assisted clearance scheme to be resolved as soon as possible to ensure that Policy RCE5 can be implemented in full.

Recommendation

4.571 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at La Croute Vinery, La Passeur, St Sampson

Representation: 935 Mr J Vaudin & Miss K Thompson

Further Representation: 1222 Mr & Mrs A J Burkardt

Issue:

- *Whether this land is appropriate for residential development including under Policy RCE14*

Conclusions

4.572 The representors seek to provide a dwelling on this derelict vinery site pointing out that in addition to 3 derelict glasshouses there are a couple of outbuildings on the site. They suggest that Policy RCE14 should be sufficiently flexible to allow a dwelling to be created. This would enable vacation of a cottage occupied elsewhere. The Environment Department explained the rationale behind Policy RCE14 in not wanting to perpetuate buildings that are not of sound and substantial construction and why general relaxation of Policy RH1 is opposed if a conversion could not be contrived in order to prevent the environmental damage caused by the spread of housing across the Island. The further representors are primarily concerned if there were to be a major development that might generate significant traffic.

4.573 From what I saw on my site visit it must be questionable whether the terms of Policy RCE14 could be complied with whether as drafted or with the minor refinements that I have recommended. It is not clear whether the more substantial outbuilding of blockwork with corrugated fibre-cement roofing is actually within the representation site. The second building, also of blockwork but with a corrugated iron roof, certainly is within the site but appeared less substantial. The recommendation that I have made concerning replacement buildings would require a conversion scheme under Policy RCE14 to have been fully authorised before new construction could be contemplated. As the site is former vinery land projecting out into open land around Les Vardes Quarry, which should be reclaimed for agriculture under Policy RCE5, only if either or both buildings singly or in combination were deemed to meet the requirements of Policy RCE14 would provision of a dwelling on this land be justifiable.

Recommendation

4.574 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land adjacent to Andorra and adjoining land, Rue du Pont Vaillant, St Sampson

Representation: 1 Mr T E Isabelle; 155 Mr I P Bloese

Further Representation: 680-1 Clos Raymond Leterrier Owners Association

Issues:

- *Whether this land is appropriate for residential development including one dwelling or social housing*
- *Any of the land should be AHLQ*

Conclusions

- 4.575 Mr Isabelle seeks policy amendments that would enable a single dwelling to be built on a small tree lined field (approx 0.25 acres) adjoining his property. It had permission as a building plot around 1970 and after that lapsed it has been kept mown as an amenity area ever since. Mr Bloese on behalf of the Martel family seeks the deletion of the main area of the family holding from AHLQ. The glasshouses remaining on part of the land are in poor condition and remaining growing by elderly family members is only commercial to the extent of roadside sales. If all the land were non-designated like the separate field at the north-west of the site, in due course the whole area could be considered for social housing either by the Department or a Housing Association as an extension of the Pont Vaillant States housing area which is on the opposite side of the lane. While the intent of Policy RCE5 is not opposed, significant costs would be incurred in seeking to restore the land to agricultural use for which there is little evident demand.
- 4.576 The Environment Department indicated that they do not consider that land separated from States housing by a public highway could be considered to be directly adjacent in terms of Policy RH2. They also consider that the land is correctly designated as AHLQ as the gently undulating land on the northern edge of the central plain and characteristic relatively large fields can be discerned south of Rue du Pont Vaillant. The Clos Raymond Leterrier residents association are concerned over the potential traffic implications of residential development and support the AHLQ designation as they consider it is one of the important remaining open areas in the locality. As for the single dwelling proposal, although on its own such a development might not have a very great impact on the openness of the rural area, the Environment Department would be concerned at the cumulative impact on the locational strategy of the plan were policies to be amended in a way that would facilitate such development.
- 4.577 In my conclusions at the outset of this Chapter on Policy RH2, I recommended deletion of the clause that would have accepted social housing on land directly adjacent to existing States Housing as I heard no rational justification for such a locational policy extending beyond consolidation of existing areas. Rather I recommended substitution of a requirement to be at or in close proximity to Rural Centres in order to secure development at sustainable locations. Although I have also commented earlier on the somewhat arbitrary nature of the boundary between the UAP and RAP areas and recommended that in future either the plans be combined or a comprehensive review of the boundary be undertaken, the mere fact that this land is near the boundary does not make it a sustainable development location. If my recommendation on Policy RH2 were to be rejected, I would agree with the Environment Department that land separated by a public highway should not be regarded as falling within the definition of being ‘*directly*

adjacent’ as if a highway intervenes development could not be regarded as rounding-off an existing estate. Nevertheless, at my site visit I carefully considered whether the AHLQ boundaries are correctly drawn at this point. The judgement is relatively finely balanced. However, given the open area in front of the glasshouses behind the hedge on the frontage and the view through the site to fields beyond, I am satisfied that the selected boundary is appropriate in relation to these sites. As for the lack of demand for agricultural land, the site is of significant size and therefore ought to be capable of re-use for recreational grazing on its own even if not taken in with adjoining agricultural land. The proposals for a golf course in the area could directly offer an alternative open rural use or increase demand for agricultural land to replace that which might be taken out of use.

- 4.578 As for the individual adjoining plot, it could not be construed as infilling given the vinery and other open land to the west. Thus, I agree with the Environment Department that any modification to Policy RH1 which might facilitate its development would open the feared floodgates for many similar proposals.

Recommendation

- 4.579 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 nor to the AHLQ in this locality.

Land between Goshen and Les Quatre Saisons, Route des Long Camps, St Sampson

Representation: 981 Mrs M Stratford-Hall

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.580 Mrs Stratford-Hall seeks modifications that would allow infill development of this field located between residential properties, arguing that it would be easy to develop as the land is fairly flat and that access would be to a point where the road is relatively straight. The tenant farmer is willing to relinquish the land and it could be used to provide affordable housing with appropriate amendments to Policies RH1 and RH2.
- 4.581 The Environment Department drew attention to the AHLQ designation which they argued to be justified as the intrinsic characteristics of the central plain can be discerned with its transitional features between the lowland marais to the north and the higher hougues to the east. In such areas use of land for social housing is not justified. Moreover, sufficient provision has been made in the nearby UAP area for most of private and social housing requirements to be met. At the outset of this chapter in relation to Policy RH2, I endorsed the preclusion of social housing under Policy RH2 from AHLQ as in order to protect the landscape character it is important that all discretionary development is focussed on non-designated land. On my site visit I saw nothing that would lead me to disagree with the judgement of the Environment Department that this land should be included within AHLQ. Even if the land were to be non-designated, I do not consider that an area of farmland of the size in question (several verges) and with a frontage width capable of taking 4 or more dwellings at the prevailing density of the

locality could be construed as an infilling plot, particularly as there is further unbuilt land adjoining within the curtilage to the south.

Recommendation

4.582 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 nor to the AHLQ in this locality.

Land at rear of La Porte du Nord, Les Portes, St Sampson

Representation: 347 Mrs I Offen (on behalf of Mrs I M Le Poidevin)

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

4.583 Mrs Offen seeks amendments to Policy RH1 to enable this area of land at the rear of her mother's house from which glasshouses had been cleared to be used to construct a house for a family member. It is stated to be too small an area to be used economically for agriculture on its own and is difficult to maintain. The minimal impact formulation (see paragraph 4.16) is put forward as the appropriate modification as the site is not readily visible to the rear of the house.

4.584 The Environment Department opposed such a modification as it could unleash a flood of similar proposals across the Island. They suggested that the dower Policy RH5 coupled with the possibility of enlarging the residential curtilage under Policy RCE6 could meet the needs of having family members close at hand. However, they stood by the designation of the whole area as AHLQ on a broad-brush basis as walking the lane the underlying character of the central plan can be appreciated. At Paragraph 4.16, I rejected the minimal impact formulation as being too open-ended and lacking in locational specificity. I also saw nothing on my site visit to lead me to disagree with the Environment Department's broad-brush definition of AHLQ in the locality. As the area is one of backland with other horticultural sites adjoining, I do not consider that the development sought could be construed as infilling regardless of the designation issue. The precise area of the representation site was not provided to the inquiry. If it is too small for independent agricultural or other open rural uses, particularly if some land were to be added to the residential curtilage, there would seem no reason why it could not be used in association with adjoining land. Regardless of such possibilities, I cannot see any other solution than those mentioned by the Environment Department to meet the aspiration sought which would not undermine the objectives of the plan. I indicated in the general section of this chapter on Policy RH2 why it is unlikely that any policy seeking to tie housing to family members could be successful.

Recommendation

4.585 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 nor to the AHLQ in this locality.

St Saviour

Land opposite Le Pommier, Les Bordes, St Saviour

Representation: 366 Mr & Mrs N Le Noury

Further Representations: 766 & 918 Mrs M W Emery; 914 Dr P Riley; 915 Mr & Mrs Elliott; 916 Mrs D De Jersey; 917 Mr & Mrs Le Ray; 919 Mr & Mrs Corbet

Issue:

- *Whether this land is appropriate for one or two dwellings*

Conclusions

- 4.586 The representors seek modifications to enable one or two dwellings to be built for family members on land currently used for cattle grazing. The land had permission 45 years ago for 4 dwellings but that lapsed and planning policies have since been changed.
- 4.587 The Environment Department stressed that sufficient provision had been made in the UAP to avoid the need for new build housing in the rural area and that if any relaxation were to be contemplated it should not apply in areas of AHLQ. The further representors stress the environmental qualities of the area, the limited access roads and the active use of the large field for agriculture. They consider that there has been sufficient housing development in the area and that even one or two dwellings would be detrimental to the rural environment.
- 4.588 On my site visit I saw how the field forms part of an extensive area of high quality landscape. Although having sympathy with aspirations to assist for housing family members, at the outset of this chapter in my general comments on Policy RH2, I indicated the difficulties inherent in seeking to restrict occupation on a family basis and concluded that even with a new Island Development Law it would not be likely to be feasible. It would not be legally possible at the present time. Given the numerical lack of need, the landscape quality and agricultural use, I can see no justification for any policy modification to facilitate development of this land.

Recommendation

- 4.589 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 nor to the AHLQ in this locality.

Land at Beechroyd, Route de la Marette, Richmond, St Saviour

Representation: 796 Ms J Ozanne

Further Representations: 1166 Mr & Mrs D Archer; 1509 Mr J M Wilson

Issue:

- *Whether this land is appropriate for one or two dwellings*

Conclusions

- 4.590 Ms Ozanne seeks amendments to policy that would enable one or two dwellings to be built in replacement of the existing glasshouses on the rear of this plot for family members. Permission was granted 30 years or so ago but that lapsed.

- 4.591 The Environment Department oppose any policy relaxation and stress the inability to restrict occupation to family members. They are particularly concerned that the land is part of a very important tract of AHLQ where it is vital to avoid suburbanisation. The site is on the landward side of a west coast headland looking out over the coastal mares and as clearance of old glasshouses proceeds the quality of the landscape becomes increasingly apparent. The further representations, while expressing sympathy with desires to meet family needs, are similarly concerned to avoid creeping suburbanisation and supportive of the AHLQ designation. Traffic concerns are also raised as the access roads are culs-de-sac, though such concerns would be able to be addressed under Policy RGEN7.
- 4.592 I too sympathise with the aspiration to address family housing needs. However, I concluded at the outset of this chapter in the general section on Policy RH2 that it is not likely to be realistically possible to restrict occupation of dwellings to family members even after the new Island Development Law is enacted. I note that the glasshouses are still in use and entirely agree with the approach of Policy RCE5 to such sites and with the need to provide most stringent protection for the AHLQ in this locality as part of the wider west coast landscape.

Recommendation

- 4.593 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 nor to the AHLQ in this locality.

Land between Route de la Marette and Rue Mahaut including land south of Chanson de la Mare, Richmond, St Saviour

Representation: 234 Van Zanten Ltd; 1177 Mrs M Worthington

Further Representations: 657 Mr N & Mrs K Smith; 1063 Mr & Mrs D Archer; 1390 Mr & Mrs N Smith; 1393 Mr & Mrs M J Bourgaize; 1426-1427 Mr & Mrs R Brehaut; 1447 Mr & Mrs D Archer

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.594 On behalf of Van Zanten Ltd, Advocate Merrien argued that the RAP housing policies are too stringent in application of the Strategic and Corporate Plan and that the preclusion of new build housing ought to be relaxed to enable this former vinery land to be developed for 2 dwellings. Such a development would be a more effective use of land as the remaining glasshouse walls limit the potential of the open land for grazing and the possibility of a storage use in the former packhouse would only use part of the site. The area is surrounded by cottages. The objectives of Policy RCE3 could still be achieved. A site specific zoning to minimise potential effects elsewhere or the minimal impact formulation (for 2 dwellings) advanced by Advocate Perrot were commended. Mrs Worthington also seeks a small number of dwellings on adjoining land from which glasshouses were removed after they were damaged beyond repair in the hurricane of 1987. She seeks a house to enable her son to get onto the property ladder and perhaps to

enable her return to the Island. To help facilitate this, the AHLQ designation is opposed and again either a site specific zoning or a minimal impact formulation is suggested as it accepted that the development sought could not be construed as infilling.

- 4.595 The Environment Department pointed out that it is not possible to restrict occupation to family members and that they could not contemplate any criteria that would facilitate the developments sought without leading to flood of similar proposals across the Island. They fear that this would be the consequence of a minimal impact formulation. Conversely, they did not favour site specific zonings both because the aim in the new plan is to get away from previous patchwork zonings and also because there is no need for such allocations given the provision made in the UAP area. Finally, they would be most concerned if there were to be any relaxation of policies applicable in AHLQ. This area is regarded as being particularly sensitive in landscape terms.
- 4.596 The further representors support the policies of the plan as drafted in order to protect the environment of Richmond headland. They also express concern over potential traffic, drainage and neighbourliness consequences and over the effect on wildlife, in particular migrating birds, notwithstanding sympathy for Mrs Worthington's family aspirations. Offers to acquire land for conservation management were referred to.
- 4.597 Policies such as RGEN7, RGEN12, RGEN11 and RGEN3 would enable traffic, drainage, neighbourliness and wildlife considerations to be addressed. Nevertheless, at paragraph 4.16 above I rejected the minimal impact formulation as too open-ended and lacking in locational specificity. In my general conclusions I also accepted the lack of numerical justification for housing allocations in the RAP area. In relation to the previous representation I endorsed the appropriateness of the AHLQ designation in this locality and accept that it is important to avoid any relaxation of housing policies in such areas.

Recommendation

- 4.598 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 nor to the AHLQ in this locality.

Land adjacent to Millefiori, and between Millefiori and Pres du Rivage, La Biloterie Road/Route de la Perelle, St Saviour

Representations: 865 Mr J W Jehan; 1046 Mr & Mrs L Hayes

Further Representations: 1326 Mr & Mrs D Rossiter; 1342 Mr & Mrs J Rouget

Issue:

- *Whether either of these areas of land are appropriate for dwellings*

Conclusions

- 4.599 Mr Jehan seeks amendment to Policy RH1 that would enable a single dwelling to be constructed on land adjoining Millefiori which he considers would fit into the streetscape without being incongruous. Mr & Mrs Hayes similarly seek to facilitate construction of a retirement dwelling on the adjoining somewhat larger plot to the north (approx 0.2 acres) which gained detailed planning permission for a dwelling in 1973 after their purchase of the site in 1971, but which has subsequently been refused permission after the approval

lapsed. They suggest that the proposal should be seen as infilling within a line of 6 existing dwellings along the coast road in the settlement at Richmond/Perelle.

- 4.600 The further representors who live in La Biloterie Road to the rear argue that the suggested plot in representation No 865 is too small to enable a dwelling to be built without needing to be closer to the coast than other properties. It would thus be incongruous. There are also concerns over the effect on their privacy from development on this small area of land and that if there were a separate access through the flood-bank it could increase risk of breaches in the sea defences. The Environment Department indicated that even if development of such small plots could be undertaken in a way that would not harm the local environment, they would be concerned over the possible cumulative impact on the locational strategy of the plan of any policy relaxation. Investment could be diverted from urban renewal sites and suburbanisation of the rural area increased.
- 4.601 In relation to Policy RH1 at the outset of this chapter, I concluded that the numerical housing requirement in the rural area would not necessarily be exceeded were a little greater flexibility to be introduced so that strictly limited infilling might take place on non-designated land in built-up areas where the land in question is already in urban use or unlikely to be able to serve a rural purpose. Although the angle of the coast road to the grain of development and the interspersing of some glasshouses make consideration of infilling less straight-forward than would arise in a more conventional layout, it is arguable that if developed as single dwellings these two representation sites could constitute infilling within the terms of the recommended policy. The fact that Beau Rivage to the north appears to have its private garden in front of the dwelling adjoining the site of Representation No 1046 might count against such an interpretation and the concerns of the further representors as to whether a dwelling could reasonably be fitted onto the smaller site are not without substance. The flood risk issue in relation to the floodbank and accesses would also need to be resolved. Nevertheless, I consider that it should be on the detailed interpretation of policies such as RGEN11 re neighbourliness, RGEN12 re flood risk and RGEN5/6 in respect of character, amenity and design that either or both these proposals should stand or fall rather than over the principle of development.

Recommendation

- 4.602 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at the rear of Beechholme, La Biloterie Road, St Saviour

Representations: 1353-1354 Mr W Bourgaize and Mrs C E Brehaut

Issue:

- *Whether either of these areas of land are appropriate for residential development including through conversion of the existing packhouse under Policy RCE14*

Conclusions

- 4.603 The representors seek amendments to Policy RH1 to enable residential development of the vinery at the rear of Beechholme (1354). They wish to be able to house the

grandchildren of the owners as they believe that there is an inadequate policy towards the provision of affordable housing in the rural area with most dwellings costing over £300,000. Suggestions were made that size limits could be imposed. In addition, clause c) of Policy RH1 gives insufficient locational guidance if there were to be a relaxation of the blanket preclusion of new construction. They seek appropriate modifications so that a site such as this which is clearly within a settlement close to amenities and facilities can be developed. They also seek confirmation that conversion of the modern 2-storey packhouse to a dwelling would fall within the terms of Policy RCE14 (1353). Although only built in 1995, it has been unused since 1999 when the collapse of the flower industry made continued use uneconomic.

- 4.604 The Environment Department confirmed that there would be no problem in principle under the RAP Review for a residential conversion of the packhouse to be considered and for an appropriate curtilage to be created under Policy RCE6 (1353). This would represent an advantage compared to the provisions of the current RAP Phase 2, as the provisions of this plan require buildings to be converted to have vernacular character that makes a positive contribution. As for the wider vinery area, the Department indicated that the past attempts to control price through size limitation had not been regarded as successful as there had been many subsequent proposals for enlargement despite the high densities and tight sites making this difficult. The current Island Development Law has no provision for Planning Agreements so there is currently no means of tying affordable housing to occupation by particular income categories. Thus, Social Housing Policy RH2 goes as far as possible in this direction under the current legal framework, albeit that policy would not be applicable to this site or the kind of housing sought.
- 4.605 From my site visit including internal examination, I am satisfied that the 2-storey modern blockwork packhouse with its pitched slate roof is of sound and substantial construction. I cannot think of any building drawn to my attention that is more likely to comply with the Policy RCE14, whether as drafted or recommended for modification. As for the main vinery area, which I noted was not wholly disused with some vegetables being grown in the aluminium-framed glasshouses, I cannot see how any policy modification other than a site specific housing allocation could cover its development in view of its substantial size. At the outset of this chapter I endorsed the judgement of the Environment Department that there is no numerical case for such allocations in the RAP at the present time. In addition, there must be questions over the suitability of the current access into the site as a primary access to a significant number of dwellings, given the closeness of the adjoining properties.

Recommendation

- 4.606 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at southern end of Roseleigh, Les Jenemies, Rue du Rignet, St Saviour

Representation: 319 Mr & Mrs C P Le Roux

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.607 Mr & Mrs Roux seek modifications to Policy RH1 to allow a Guernsey style cottage to be infilled south of their house on land that has been garden land for over 20 years. They argue that it is well located within the settlement close to a shop, garage and bus route and would not involve loss of historic features or any necessary harm to mature trees. New development is currently precluded as the site is within a Conservation Area in the RAP Phase 2, but it is simply non-designated in the RAP Review.
- 4.608 The Environment Department pointed out that the characteristics quoted from the Strategic and Corporate Plan that might make the site suitable for development relate to the selection of Housing Target Areas which are specifically directed to the UAP area. They cannot suggest criteria that would enable the development sought to proceed which would not lead to a flood of similar proposals across the RAP area contrary to the primary objective of conserving and enhancing the rural environment.
- 4.609 At the outset of this chapter, I concluded that the housing requirement for the RAP area is not likely to be significantly exceeded if there were to be a modest relaxation of Policy RH1 to allow limited infilling within non-designated built-up areas so that sites such as this, which appear unlikely to serve any open rural purpose, could be put to effective use. Whether a proposal such as that illustrated would be able to be fitted in without harm to the three mature trees and otherwise satisfactorily absorbed into the streetscape would be a matter for consideration under policies such as RGEN3, RGEN5, RGEN6 and RCE12.

Recommendation

- 4.610 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Le Hurel Martel, corner of Rue du Hamel and Rue des Huriaux, St Saviour

Representation: 6 Mrs C Polli

Further Representation: 901 Mr & Mrs S J Tostevin

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.611 Mrs Poli seeks a relaxation to Policy RH1 that would allow sites such as this which are surrounded by residential properties and where development would have minimal impact to be used for housing. The land was apparently once the site of a quarry with boulders breaking through the surface. Thus, although it is grassed, it has not proved a success for horse grazing and has not been in productive use since the 1960's. Prior to 1986 it had permission for a single dwelling but that permission has lapsed.
- 4.612 The further representors are concerned that development on the field would be out of character and might affect their outlook. The Environment Department accepted that there may be sites within the rural area where individually little harm would be caused by development, but cumulatively the relaxation of Policy RH1 necessary to enable development would undermine the locational strategy of the plan.

4.613 I consider that the concerns of Mr & Mrs Tostevin would be able to be safeguarded through the operation of policies such as RGEN5 and RGEN11, particularly because the land is at a lower level than their property and is sloping away from them. However, whether the possibility of development should be ruled out in principle is a finely balanced judgement. There is no doubt that the land sits within the more densely developed part of the settlement and is wholly surrounded by residential development. Nevertheless, it is of not inconsequential size – probably over a vergee. While at the prevailing density of the locality and recognising that it is a sloping corner site, it would probably only accommodate a couple of dwellings, whether it would fall within the limited infilling policy that I have recommended in relation to non-designated land within built-up areas would turn on the reality of the constraints against using the land for grazing purposes. On size alone, the area ought to be sufficiently large for such use, but the topography and fertility may point in the direction of urban use. The terms of the modification that I have recommended would enable such matters to be assessed.

Recommendation

4.614 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Long Rue and Rue Camp du Douit, St Saviour

Representations: 80 Mrs J MaCathie; 162 Mr H W Ozanne; 196 Mr D Tucker; 365 Mr & Mrs N Le Noury; 930 Mr & Mrs N Simon; 1122 Mr L De Garis

Further Representations: 1355 Mr & Mrs P Stockreiter; 1450-1451 Mr & Mrs L Higgins; 1453 Mr & Mrs J Bateman; 1455-1456 Mrs M Galpin

Issue:

- *Whether any of these areas of land are appropriate for residential development*

Conclusions

4.615 All these 6 representation sites are within an area of widely spaced development along these two roads. Mrs MaCathie seeks amendments to policies that would enable 1 or 2 cottages to be built on a field of just under 2 vergees on the west side of the northern end of Rue Camp du Douit that is used for horse grazing. It is said to be too wet in winter for agriculture (80). Mr Tucker similarly seeks greater flexibility to enable development of a slightly smaller field on the opposite side of the road. Glasshouses have been cleared but it is claimed to be too small to be used economically for agriculture. It is only used for horse grazing with very limited potential for other open recreational uses (196). Policy RCE5 is regarded as too restrictive and development would help provide low-cost family housing in the area. On behalf of Mr & Mrs Ozanne, Deputy Best argued for a relaxation of the housing policies that would enable construction of a dwelling for their daughter on former vinery land fronting Rue Camp du Douit south of Mr Tucker's field. It is at the rear of Sunlea in Long Rue (162). Mr & Mrs Le Noury seek flexibility to enable construction of a dwelling for their son on adjoining cleared vinery land fronting Long Rue south of Arabesque (365). Mr & Mrs Simon wish to develop a house for family members to the rear of their Long Rue property on land which was once occupied by a vinery. This probably ceased to be used in the 1970's and has been cleared and

landscaped with substantial tree planting. The concentration of housing in the UAP area is argued to be forcing up house prices in the rural area and causing wasteful land-use (930). Finally, Mr De Garis seeks a relaxation of the policies to enable a bungalow to be constructed on the derelict vinery land at the junction of Longue Rue, Rue des Crabbes and Rue Camp du Douit (1122). Permission was granted for a bungalow in 1974 provided an additional glasshouse was built. This was done, but renewal of permission was refused in 1986 following a change in policy. He argues that the site would be enhanced by development and should be considered to be within a developed area, as evidenced by photographs of nearby dwellings. The land is also argued to be unsuitable for modern horticulture in terms of size and condition.

- 4.616 The further representors argue that a dwelling on the site of Representation No 1122 would not enhance the corner, but that rather the land should be reclaimed for agriculture in accordance with Policy RCE5. They draw attention to use of nearby fields for cattle grazing. With regard to Representation No 930 they draw attention to the undeveloped east side of Rue Camp du Douit and more generally to concerns over wildlife and drainage if development takes place close to the douit, which can back-up during high tide periods. The Environment Department stressed the need to adhere to Policy RCE5 if the spread of housing with its ensuing environmental harm is to be avoided. They also refuted allegations of inconsistent application of policy with no wholly new dwellings approved in the area during the lifetime of the current RAP Phase 2, though it was acknowledged that policies have changed over time to increase the emphasis on conservation and enhancement. Possibilities to create authorised domestic curtilages under Policy RCE6 were referred to, as were the potential of Policy RH5 to create dower units and RH3 to subdivide suitable properties. In the case of Representation No 162 it was suggested that there might be a possibility of considering conversion of suitable outbuildings under Policy RCE14, but it was stressed that no legal provision exists to restrict new dwellings to occupation by family members.
- 4.617 From my site visits to the area, I am satisfied that these representations all raise similar issues. The specific drainage and wildlife concerns could no doubt be addressed under Policies RGEN3 and RGEN12. However, in Chapter 3 I endorsed the need for rigorous application of Policy RCE5 if the rural character of the Island is to be conserved and enhanced in accordance with the primary objective of the plan and Strategic Policy SP34. In my general conclusions on Policy RH2 I accepted that it is unlikely that it would be possible to operate a policy seeking to restrict occupation to family members even under the provisions of the proposed new Island Development Law, though I did acknowledge that there may be a need for additional measures to facilitate social housing in the west of the Island. Although some of the representors referred to their aspirations being forms of infilling, I would not expect the limited infilling policy that I have recommended to be applicable to sites such as these. Most fundamentally this is because, notwithstanding the arguments of Mr De Garis, my own perception of the locality is not that of a built-up area, but rather of one containing a scatter of development. The built-up parts of the locality are in my judgement from La Biloterie road northwards and along La Grande Rue, particularly at its seaward end. However, if this view is not accepted, individually I consider that the representation sites do not meet the definition of *‘infilling of small gaps within otherwise developed frontages’*. Those on the Longue Rue frontage (365 and 1122) come closest, but I consider that the former has too broad a frontage and in the case of the latter the fact that the site has return frontages to two other roads cannot be

ignored. Moreover, in most cases the sites are of the size indicated by the Agricultural Adviser as suitable as grazing for cattle or recreational purposes and in some cases contiguous areas could be amalgamated. Thus, while sympathising with the aspirations to secure affordable housing for family members, I agree with the Environment Department that it would not be possible to relax policies to meet these aspirations without ‘opening floodgates’ for very many other proposals across the Island.

Recommendation

4.618 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land adjacent to Le Trop Vendu and at Courtil à Meche Vinery, Rue des Crabbes, St Saviour

Representations: 10 Mrs P J Duquemin; 862 Mr B J Newsom

Further Representations: 1033 Mr & Mrs R Banfield; 1454 Mrs M Galpin; 1493 Mr P Toledo & Miss S Guille; 1503 Mr & Mrs R J Reddall; 1506 Ms C Dodd

Issue:

- *Whether either of these areas of land are appropriate for residential development for one or two dwellings*

Conclusions

4.619 Mr Newsom (862) seeks a relaxation of the policies to enable one or two dwellings to be built to help meet the need for social housing in the parish on the grassed paddock between his house and the douit. He draws attention to a house under construction to the rear. Mrs Duquemin (10) seeks to replace derelict glasshouses on the rear western portion of the Courtil à Meche site with a dwelling. The vinery is argued to be no longer viable and, because of imported hardcore, it would be difficult to reclaim the land for agriculture. Thus, a relaxation of Policy RCE5 is sought and it is argued that development adjoining the undertaker’s premises would enhance the area.

4.620 The further representors are concerned at the possibility of increased traffic in Rue des Crabbes and the erosion of the rural character of the Island. Mrs Galpin disputes the possibility of Representation site No 862 being infilling. Problems of flooding and the effect on wildlife and on the movement of cattle are also referred to. The Environment Department pointed out that the kind of housing sought would not fall within the terms of the social housing Policy RH2 and that the dwelling under construction nearby arose from the redefinition of a built-up area zoning at the previous planning inquiry into RAP Phase 2. If Policy RH1 were to be relaxed to enable reclamation of derelict vineries and areas like these sites, then the primary objective of conserving and enhancing the rural environment would be wholly undermined.

4.621 Although specific Policies such as RGEN3, RGEN7 and RGEN12 would enable specific concerns raised to be addressed, from what I saw on my site visits I share the judgement that the development sought would undermine the rural character of the area. Although the sites differ in that No 862 no longer shows any evidence of past agricultural or horticultural use, this judgement applies to both sites as I agree that the land adjoining Le

Trop Vendu could not be construed as an infilling site. It has far too much open land around it even though it is well screened. I have earlier endorsed Policy RCE5 as I consider that it is vital that redundant horticultural sites are restored to agriculture or other open rural uses. To consider them as development sites would run wholly contrary to the objective of conservation and enhancement. Given the cattle grazing on adjoining land, I can see no reason why Mrs Duquemin's land could not be returned to agriculture. Consequently, I wholly endorse the case of the Environment Department that these representations should be resisted.

Recommendation

4.622 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at corner of Rue des Crabbes and Rue de Appoline, St Saviour

Representation: 1352 Mr W Bourgaize and Mrs C E Brehaut

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.623 The case of the representors on this site is very similar to that advanced for the site of Representation No 1354 though in this case they also draw attention to an industrial use on land to the east and the fact that the vinery had not been used for the last 40 years. They stress the need for more affordable housing to prevent young people having to leave the Island. Conversely, the Environment Department stressed the absence of need to for housing allocations in the RAP area and that the kind of relaxation necessary to allow development of this site would lead to a flood of similar proposals.

4.624 From my site visit, I agree that the present condition of the site and that adjoining to the east is unsightly. The planning status of the latter was not made clear. However, as most of the southern frontage of Rue des Crabbes is not built-up, development of the representation site could not be construed as infilling and I can see no reason why it could not be reclaimed for agriculture, given the existence of cattle grazing on a smaller field a little way to the west. Thus, the case for resisting development on this site appears at least as strong if not stronger than over the generality of the La Biloterie site.

Recommendation

4.625 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Le Marais, Route de la Perelle, St Saviour

Representation: 74 Mr M Le Prevost

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.626 Mr Le Prevost seeks to secure a relaxation in the policies of the plan to enable a dwelling to be infilled on a triangle of low-grade grassland in front of a former vinery site. The vinery has been largely cleared and appears used only for amenity purposes. He argues

that on its own this land is not worthwhile for grazing. The Environment Department sought to resist any policy relaxation that would facilitate the development sought because it would undermine the strategy of the plan.

4.627 At my site visit I noted that the site appeared to consist of sea sand with a thin covering of grass on the slope down from the sea wall and coast road to the lower flatter land to the rear. I also noted that the gap in the otherwise continuously built-up frontage linking the two more densely developed parts of the Richmond/Perelle settlement is on the margin of falling within the definition of infilling which I have recommended be added to Policy RH1. However, the whole width of the site including the access to marshy fields to the rear which is to the immediate north of the representation site is wider than two typical plots. Moreover, there is a commanding view across the site to the marshy fields to the rear which might warrant protection under Policy RCE7. Moreover, despite the evident poor quality of the land within the site itself, it cannot be appropriate to consider the land in isolation from the remainder of the former vinery site that lies between the plot and the fields to the rear. On balance, I consider that the land would fall outside the infilling policy which I have recommended. No further relaxation would be warranted.

Recommendation

4.628 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Rue des Crabbes next to Waikiki and at the rear of Jernisend, La Grande Rue, St Saviour

Representations: 168 Mr C Jehan; 185 Mr K & Mrs M Robilliard and Mrs R Jehan

Further Representations: 1034 Mr & Mrs R Banfield; 1130 & 1134 Mr P Neville

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.629 Both representations seek relaxation of policies to enable development of an area of land south of Rue des Crabbes. It is within the more densely developed part of the settlement close to the coast and the aspiration is for development for 3 or 4 houses so that family members could return to their parish roots. Policy RCE5 is regarded as too stringent concerning former horticultural sites which are difficult to return to productive agricultural use, as are the Policies RH1 and RH2 in ruling out all new private housing in the RAP area. The representors point out that the States had previously considered the land suitable either for States housing or for zoning for housing under RAP Phase 2 in 1996. However, this was rejected by the Inspector following the Inquiry into that plan. As an alternative to policy wording changes, it was suggested that the 1996 IDC proposal could be reinstated and that restrictions limiting occupation to local people could be applied, as in remote parts of the mainland.

4.630 Mr Neville is concerned at the consequences of development for the outlook from 'Jernisend', the house that was once attached to this land, as its ground floor is below the level of La Grande Rue at the level of this land. Despite sympathy with the representors'

desire to live close to where their family was brought-up, he supports the RAP Review policies as drafted. The Environment Department argued that it is not possible to consider this land in isolation from that adjoining on which no representations had been lodged. A change in policy wording would apply to many sites across the Island and there could be natural justice issues in seeking to reinstate the totality of the 1996 proposal as that covered a wider area. There is also no numerical need to propose allocations in the RAP area. As for Mr Neville's specific concern, the Environment Department pointed out that preservation of a private view is not normally regarded as a material planning consideration. That aspect would have to be considered under the more general neighbourliness Policy RGEN11 unless a public view were to be involved which would warrant protection under Policy RCE7.

- 4.631 Given both the location and the history outlined, I have considerable sympathy for the representors. If housing sites were to be sought in the western parishes in the future to address needs for affordable rural housing, such as through encouragement of a designation of a further Rural Centre, I could imagine that sites such as this might once again come to be examined. I have also conceded at the outset of this chapter that if there were to be any part of the Island in which local occupation housing might need to be considered, notwithstanding the substantial difficulties even assuming the enactment of the new Island Development Law, it would be in the remoter parts of the western parishes. However, I also endorsed the conclusion of the Environment Department that there is no numerical case for housing allocations in the RAP area and I agree that this land cannot be considered in isolation from that adjoining or the Islandwide implications of policy changes. In such a context, the depth of the plot would count against the land falling within the infill policy which I have recommended, notwithstanding its relatively narrow width. More fundamentally, the active use of the similarly sized plot immediately to the west for cattle grazing implies that there is no good reason why the land could not be restored to agricultural use.

Recommendation

- 4.632 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24.

Land at St Saviour's Tavern, La Grande Rue, St Saviour's

Representation: 338 Guernsey Brewery (1920) Ltd

Further Representations: 1155 Mr R Mather; 1159 Former Deputy Ann Robilliard; 1172 Deputy Leon Gallienne; 1226 Deputy John Gollop; 1235 Mr J Pickles and others (26 further representors)

Issue:

- *Whether this land is appropriate for up to two dwellings*

Conclusions

- 4.633 Advocate Perrot on behalf of the Brewery Company put forward the minimal impact formulation (see paragraph 4.16) to enable consideration of infilling two dwellings east of the tavern. A specific proposal for the partial demolition of the tavern and its conversion into 4 flats plus the infilling of 2 houses was rejected by the Environment

Department under the provisions of the RAP Phase 2 a few days before this representation was heard. However, this representation does not relate to the conversion of the tavern itself. That would be a matter for separate consideration under Policy RCE14 if not resolved in the lifetime of the current plan. It was argued that the pub would close in any event unless it is upgraded. Its level of use is modest and the hotel element is no longer in use as it belongs to a bygone era. It could not be upgraded with ensuite facilities at an investment cost that would be viable. He doubted too whether the restaurant/function room could be promoted into a destination in its own right like some other rural venues and doubted if all the petitioners would actually use the premises if they were retained and upgraded. Nevertheless, a compromise was not ruled out if it could be devised and based on the infilling concept sought in the representation.

- 4.634 Mr Pickles opposed the loss of the tavern because it would be a loss to the community. A petition with 1300 signatures opposed the planning application. The premises should be refurbished instead. With regard to the separate housing proposal, the question was whether this would assist retention of the tavern or speed its demise. There is a need to make better use of unused upper floor areas and of the garden, but there is also the car park opposite and a compromise is not necessarily opposed. The Chief Executive of the Brewery has indicated that he is willing to work with the St Saviour's committee to reach a mutually beneficial solution. Mr Mather supported the idea of a compromise, suggesting that infill development would be preferable to loss of part of the tavern premises through change of use but stressed that a comparable footprint for the pub, garden and car park are all necessary. The Deputies stressed the important community role of the tavern as the parish had so few other facilities and that the Douzaine is behind the campaign to retain the pub use. Tourist hotel bars are no substitute. The parish has been served by a tavern since 1854 and it is used as a base for sporting clubs. It could have a restaurant again or be a dance venue. It simply needs investment, as it does not even have a widescreen tv. Deputy Gollop stressed the need for a policy to protect all similar rural pubs. The housing policies could encourage the conversion under Policy RCE14 of many premises that could play a useful social role.
- 4.635 The Environment Department opposed the particular amendment to Policy RH1 because of the Islandwide implications, but could see no problem in a partial change of use of upper floor areas.
- 4.636 For the reasons given more fully in paragraph 4.16 above, I reject the minimal impact formulation as too open-ended and lacking in locational specificity and agree that it could lead to a flood of proposals as feared by the Environment Department. I have however recommended a limited infilling policy which would achieve the same objective in respect of the land east of the pub on the south side of La Grande Rue. I suspect that it might be easier to achieve neighbourliness if residential accommodation and public facilities were to be in separate structures. The problem is how to ensure that such infilling does not take place without the retention and upgrading of the existing pub. This is where the argument advanced by Deputy Gollop would come in. The Environment Department pointed out that a pub would fall within a retail use class under the Use Classes Ordinance. Thus it would not necessarily be covered by Policy RS2 which would otherwise safeguard existing community facilities. At present RAP Phases 1 and 2 contain a Policy RT5 that would enable the loss of retail units to be resisted where appropriate, but no similar policy is carried through into the RAP Review. Also, while

there is a caveat in Policy RCE14 concerning the need to demonstrate that buildings to be converted are redundant, the context is one of seeking to avoid the need for new buildings rather than to retain existing facilities. In a mainland context, the retention of pubs has on occasions been found warranted because of the social role they fulfil. It seems to me essential that the interpretation of Policy RS2 is made sufficiently wide to ensure that the loss of pubs can be resisted where appropriate. This may be particularly appropriate in the context of St Saviour's Tavern in the period prior to the enactment of the new Island Development Law. Once that is in force it should be possible to enter into a planning agreement that could secure achievement of compromise proposals.

Recommendation

- 4.637 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above and that Policy RS2 be amended in a way that would ensure that it could be interpreted widely to safeguard all appropriate community facilities (see chapter 6).

Land at Rockview, Rue de L'Arquet, St Saviour

Representation: 435 Mr & Mrs P Ferbrache

Issue:

- *Whether this land is appropriate for up to two dwellings*

Conclusions

- 4.638 Mr & Mrs Ferbrache seek modification to Policy RH1 to enable a bungalow to be built on land at a former vinery for their daughter. They suggested that a new dwelling had been built opposite and that the land they suggest for development is not productive but in the past was used as a furze break beyond the glasshouses.
- 4.639 The Environment Department indicated that the apparently new dwelling is a replacement built on a slightly different site from that replaced. While sympathetic to the desire to assist family members to get onto the property ladder, it is not possible to restrict occupation of new dwellings to family members.
- 4.640 At the outset of this chapter in my general comments on Policy RH2, I indicated the difficulties inherent in seeking to restrict occupation on a family basis and concluded that even with a new Island Development Law it would not be likely to be feasible. It would not be legally possible at the present time. At my site visit I noted the generally attractive area of AHLQ within which the site is situated and its relative remoteness. Thus, even if the particular site envisaged is lacking in fertility, I agree with the Environment Department that any relaxation in policies that would enable consideration of the development sought would be likely to be harmful to the rural environment.

Recommendation

- 4.641 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at Croix Creve Coeur, Rue de la Creve Coeur off Frie Baton, St Saviour

Representation: 778 Mr N I De Garis, Mrs J De Garis & Mr I De Garis

Further Representations: 1164 Mr & Mrs R Vivian; 1165 Mr & Mrs C B Harker

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.642 The development is sought in order to enable Mr I De Garis to return to the parish of his family origins and live nearer to his farm in the Kings Mills. The field of 2-3 verges is used for grazing.
- 4.643 While accepting that there may be an affordability issue over housing in this locality, the Environment Department pointed out that to relax policies to the extent that they would authorise the development sought would lead to a flood of similar proposals across the Island. The further representors support Policy RH1 as drafted with concern over detriment to the landscape, views, the narrowness of the lane and precedent.
- 4.644 Although the land is non-designated, given the size and use of the field and the extent of open land adjoining the proposal could not be construed as infilling. I therefore share the view of the Environment Department that there is no way in which Policy RH1 could be relaxed to accommodate what is sought without setting a precedent for very many similar proposals.

Recommendation

- 4.645 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24.

Land at Falcon Vinery, Rue de Pre Burdon and land in the Route des Clos Landais area, St Saviour

Representations: 66 Mr & Mrs J Pickles; 298 Mr D L Bray

Further Representations: 290 Mr & Mrs R Norman; 354(part) Mr A Le Prevost; 402 Mr & Mrs Mudge; 403 Mr D J Roland, Mrs E E Roland & Mr A Roland; 406 Mr & Mrs P Smith; 425 Mr & Mrs A K Maindonald; 434 Mr D J Gilman & Miss N Luscombe; 605 Mrs E Wilkinson; 611 Mr & Mrs T Betley; 679 Mr & Mrs N C J Counihan; 718 Mr & Mrs L J Morpeth; 750 Mr N Browning & Miss N Luscombe; 940 & 942 Mr & Mrs J L Dodd; 950 Mr N E Gavey; 988 Mr & Mrs R Johnson; 1095 Mr K Le Prevost; 1228 Mr & Mrs G P Gavey

Issue:

- *Whether this land or other land in the locality is appropriate for residential development*

Conclusions

- 4.646 This site comes before the Inquiry from two opposing directions. Mr & Mrs Pickles's general representation against use of former vinery land in this area, like that of Mr & Mrs Hearse (156) on the designations in the locality which I addressed in Chapter 3 of my report, focuses attention particularly on the Falcon Vinery. Conversely, Mr Bray specifically seeks modifications to the policies of the plan to facilitate residential

development whether comprehensively for a medium density development, possibly for social or self-build housing with approximately 20 dwellings, or simply for one or two dwellings on the basis that they would have minimal impact because they would be replacing existing permanent structures in terms of the boiler house and packing shed.

- 4.647 Mr Bray argues that it is not realistic to expect the resumption of commercial horticulture because of the economics of the industry or the land to revert to agriculture because of glass in the soil from the 1987 hurricane and because of disease in the ground. He also suggests that the land is isolated from other farmland. Conversely, housing of the nature proposed could meet needs in the locality and would not be far from services and facilities. Because of screening by trees on the frontage development would not be intrusive in the landscape.
- 4.648 The vinery area is around 2.5 acres or about 7 verges and does not have a common boundary with the Cortil Michele States housing area. Given its size, the only way in which a comprehensive development of the land for private housing could be sanctioned under Policy RH1 would be for a site specific allocation. At the outset of this chapter I endorsed the view of the Environment Department that there is no numerical case for any such allocations in the RAP area. From what I saw of the site and its surroundings I am also by no means convinced over the impossibility of securing an alternative open rural use if horticultural use of the land cannot be resumed. Even if in some directions there are limits on the extent to which there could be links with immediately adjacent open land because of adjacent residential curtilages, Mr & Mrs Norman (290) drew attention to the clearance of glasshouses and reversion of land to agricultural use on their holding to the east and Mr & Mrs Mudge (402) to grazing on their field to the south. Three farmsteads were stated to be in the general locality. It was the evidence of the Agricultural adviser to the Inquiry that most agricultural holdings are fragmented and that areas of grazing land of a verge or more would be likely to be of agricultural interest, with even smaller areas being useful for recreational grazing. If the ground condition is such the excessive costs might be involved to achieve useable open land, the Environment Department drew attention at various times during the Inquiry to the ongoing consideration by the States of a need for a renewed assisted clearance scheme to undergird Policy RCE5. As for social housing, I would not regard the terms of Policy RH2 as drafted as being met by this land, although I can appreciate the possibility that there may be an unmet requirement for affordable housing in the western parishes. The modifications that I have recommended to Policy RH2 would remove the requirement for social housing to be directly adjacent to existing States housing save for development that would be strictly rounding off and enhancing existing areas. Instead attention would be directed to sustainable development locations at or in close proximity to Rural Centres whether those designated in the draft plan or, if warranted at an additional centre or centres in the west of the Island.
- 4.649 This would leave the question of simply adding one or two dwellings under Policy RH1, a matter that gave rise to lesser objection among some of the further representors. At paragraph 4.16 I rejected the minimal impact formulation as being too open-ended and lacking in locational specificity. Given the size of the site and its generally open neighbours on the road frontage, I do not consider that there is anyway in which the development sought could be construed as infilling. Thus, the only prospect open would be if the permanent buildings were deemed convertible under Policy RCE14. The minor

modifications that I have recommended to Policy RH1 in terms of replacement buildings would only be capable of being satisfied if an acceptable conversion scheme had first been approved. I have addressed the question of extending AHLQ onto this land in Chapter 3 as specifically advocated by some of the further representors, but have concluded that on a broad brush basis the boundaries drafted by the Environment Department should stand. This means that the more stringent tests to be met by any conversion scheme in AHLQ would not apply. However, from what I saw it is by no means clear that those relating to non-designated land would be met.

- 4.650 A number of the further representors raised the issue of the road access via Rue du Pre Bourdon, a Ruette Tranquille, or in relation to other roads in the vicinity like Rue du Lorier or the junctions with the main road. This would be a matter that could be addressed under Policy RGEN7 were the principle of new development not at issue, but as indicated above, my conclusion is that the policies of the plan should essentially stand in relation to this site and rule out what has been sought. For the most part therefore I do not need to dwell upon the support of the majority of the further representors listed above for those policies, maintenance of the rural character and opposition to the development sought because horticultural and agricultural land should be retained.
- 4.651 However, there are a small number of further representors who opposed the representation from Mr & Mrs Pickles (66) and the related representation from Mr & Mrs Hearse (156) in part and did advocate some changes to Policies RH1 or RH2. Advocate Ferbrache, on behalf of the Garvey family (950 & 1228), sought to retain non-designated status for their vineyard west of La Route du Clos Landais at its junction with La Rue des Cinq Verges and to relax the terms of Policy RH2. I endorsed the former representation in Chapter 3. With regard to Policy RH2, at the outset of this Chapter I accepted that definition of Social Housing should be widened so that other agencies working in fulfilment of the Corporate Housing Strategy would not be ruled out in achieving schemes like self-build housing. However, far from accepting a widening of the directly adjacent requirement in relation to Social Housing to include land that is simply adjacent such as across a highway, I recommended deletion of the provision altogether and its replacement by the requirement for new social housing to be at or in close proximity to Rural Centres in order to secure sustainable development. Finally, Advocate Loveridge on behalf of Mr & Mrs Counihan (679) although satisfied that Mr Hearse did not wish to press for AHLQ status for their land, nevertheless, suggested that Policy RH1 should be relaxed to allow for consideration of single dwellings where the impact would be minimal. As indicated in Paragraph 4.16, I do not consider that such a formulation could be accepted. It would be too open-ended and lacking in locational specificity. It would thus, be likely to result in a flood of proposals contrary to the locational strategy of the plan as feared by the Environment Department.

Recommendation

- 4.652 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at La Flaguee Vineyard, Route des Clos Landais, St Saviour

Representation: 128 Mr I Carre

Further Representation: 1095 Mr K Le Prevost

Issue:

- *Whether this land is appropriate for residential development including social housing*

Conclusions

- 4.653 Mr Carre suggests that the vinery could be used either for first-time housing for younger people in the parish or for retirement housing in order to free up larger housing in the adjacent Courtil Michele States housing. There are 5 3-bedroom houses occupied only by couples. It is also suggested that the layout could improve access to the play area/playing field that serves Courtil Michele which is currently little used because of its difficult access. Finally, if estate development is not accepted, as an alternative it is suggested that a dwelling for his own family might be built to enable return to the parish of his birth together with one for his parents who currently occupy a house within Courtil Michele. The vinery is not now commercially used and is in poor condition. It is only used by his father to a limited extent. It is about 2.5 verges in area (1 acre), but the front area is claimed to be too rocky for cultivation. Permission was granted for a bungalow in 1976 but that lapsed and an attempt to use the packhouse for woodworking was rejected.
- 4.654 The Environment Department pointed out that the site would comply with the terms of Policy RH2 as drafted as it is directly adjacent to Courtil Michele, though this does not mean that it would automatically be considered for social housing as that would be a matter pursued through the Corporate Housing programme. Moreover, it is possible that the policies of the draft RAP Review would be more flexible with regard to conversion than those in the current RAP Phase 2. It would be worthwhile exploring the possibility of a conversion of the packhouse either to a dwelling under Policy RCE14 or to light industry under Policy RE7 as that has a substantial footprint and is at least partially of blockwork construction with a pitched roof.
- 4.655 Logically, the arguments used by many of the further representors against further development on vinery or agricultural land in the vicinity would apply to this site as well as to the Falcon Vinery, but only Mr Le Prevost (1095) expressly sought to oppose this representation. He points to the primary objective of conserving and enhancing the rural environment and the fact that this site is not close to any of the designated rural centres where there is to be somewhat greater encouragement of development. The site is not regarded as having easy access to the St Peter's Rural Centre.
- 4.656 It is for this last reason that I have recommended a modification to Policy RH2 that would make this site less rather than more likely to comply with its terms. Rather than being directly adjacent to existing States Housing I have instead suggested that new social housing should be at or in close proximity to Rural Centres in the interests of sustainable development. This said, I noted the tortuous access to the Courtil Michele playing field. The rounding off possibility that I did not exclude from Policy RH2 in order to improve facilities might still be relevant even with the policy modified as recommended. Nevertheless, it is not easy to see how access via this representation site would necessarily be an improvement. Although sympathetic both to the personal aspirations referred to and the possibility that there may be an unmet need for affordable housing in the western parishes, I remain convinced that my modification to Policy RH2 is justified and that no alternative modification should be contemplated, even if this site could not be pursued under its modified terms. As for possibilities for just one or two dwellings, as the site is on the edge of the group of houses in the area, such development

could not be construed as infilling. However, from what I saw at my site visit, I consider that the possibility of a residential (or other) conversion of the packhouse under Policy RCE14 is worth exploring.

Recommendation

4.657 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at Route Clos Landais between Son Amar and La Haie Fleurie, St Saviour

Representation: 850 Mr & Mrs G J Brehaut

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.658 Mr and Mrs Brehaut seek to replace a small concrete rendered building in the centre of this mown area of former vinery land between two houses with a low profile dwelling. They suggest that the impact would be minimal, particularly if re-sited and suggest either addition of an infilling policy or one accepting development for one or two dwellings where the impact would be minimal.

4.659 The Environmental Department disputed the need for additional dwellings over and above the provision made across the Island and argued that even if this site were to be regarded as an infilling plot which they do not accept, the cumulative impact of such proposals would undermine the locational strategy of the plan as it is easier to develop on greenfield sites.

4.660 From what I saw at my site visit, I agree with the Environment Department that this site cannot be considered as an infilling plot even had it been within an otherwise built-up area, which it is not. Moreover, the site is in my view rightly designated as AHLQ as the underlying landscape character can be readily appreciated in the locality and not just in terms of views into or through the site. I have accepted that any infilling policy should not apply within AHLQ. I also rejected minimal impact formulations in paragraph 4.16 above as too-open ended and lacking in locational specificity so that they would ‘open the floodgates’ to many similar proposals as feared by the Environment Department.

Recommendation

4.661 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Le Petite Croute, La Grande Lande, St Saviour

Representation: 191(part) Mr & Mrs P A Sebire

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.662 The representors wish to argue that providing housing sites for children or family members should be construed as a form of social housing under Policy RH2 and also

seek more flexibility within Policy RH1. I addressed their concern over the AHLQ designation of their property in Chapter 3. Although the housing policies as opposed to the designation were not pursued in depth at the Inquiry, I have indicated at the outset of this chapter in my general comments on Policy RH2 why I consider that it is unlikely that a realistic policy to restrict occupation of new dwellings to family members is unlikely to be achievable even after the enactment of the proposed new Island Development Law. It would clearly not be enforceable under the current law.

- 4.663 As there is open land formerly in vinery use to the north and south of the rear area at Le Petite Croute, whether currently in agricultural or amenity use, there is in my judgement also no way that the addition of one or more additional dwellings for family members could be construed as infilling. Regrettably therefore I cannot perceive of any policy modification that might meet their aspirations without encouraging very many more proposals across the Island as feared by the Environment Department.

Recommendation

- 4.664 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at Les Petils, Rue de la Fosse, St Saviour

Representation: 346 Ms W Le Tissier; 785 Mr & Mrs E Pratt

Issue:

- *Whether either of these areas of land are appropriate for residential development*

Conclusions

- 4.665 Ms Le Tissier (346) argues that there is no ready market for agricultural land. Although she has cleared the glasshouses formerly on her land at her own expense, the land is now only able to be used free of charge. Policy RH1 is unduly restrictive as an additional single dwelling would fit in with the scatter of development and avoid the need for excessive densities such as those at Liberation Drive or Bas Courtil. Such developments would avoid squeezing all new housing into St Peter Port and prices being driven up in the rural area. She suggested addition of a clause to Policy RH1 that would enable single dwellings to be considered in certain circumstances. Mrs Pratt (785) seeks appropriate policy modification to enable a pair of Guernsey cottages to be built in the adjoining field.
- 4.666 The Environment Department indicated that sufficient provision has been made to meet the strategic housing requirement on an Islandwide basis so there is no planning reason why house prices would be driven-up. They also suggest that although there might be limited harm from some individual proposals for additional dwellings, the cumulative effect from precedent could be very great and that spread of housing is identified in the Strategic & Corporate Plan as a potent symbol of environmental harm. In this area they consider that the underling landscape character of the dissected western plateau with valleys running down into the western mares is readily apparent thereby justifying AHLQ designation.
- 4.667 From my site visit, I found myself in complete agreement with the Environment Department that no modification of policies would be justified that would facilitate

housing development in such a rural area. I also agree that the AHLQ designation is amply justified.

Recommendation

4.668 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in this locality.

Land at Les Reveaux, Rue St Pierre, St Saviour

Representation: 231 Mr & Mrs V S Dorey

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.669 Mr & Mrs Dorey seek to modify the policies to facilitate building of two dwellings for family members on this former vinery land as it is within a row of houses and opposite others close to the St Peter's Rural Centre. The glasshouses have been cleared and the land is currently used for horse grazing though it produces a poor crop of grass. Development would also help support parish facilities as the escalating price of houses is forcing out families.

4.670 The Environment Department indicated that the only influence that they can have on house prices is to ensure that the strategic requirement is met, which Islandwide it will be through the provision for new build housing in the UAP area. They also drew attention to the impossibility of restricting occupation to family members.

4.671 I accept that locationally this site is better related to a Rural Centre than many that have been advanced and that there is a reasonable concentration of residential properties in the immediate vicinity, though whether it could be truly described as built-up is questionable, particularly as the building to the east is a former vinery structure seemingly being used by a builder. The limited infilling policy which I have recommended within Policy RH1 would be applicable to small gaps in built-up frontages in non-designated areas and would need to be considered in relation to this area. However, as the land can be used for horse grazing and extends in depth to link with other open or horticultural land, this would count against a favourable conclusion as it would appear that the land can be used for open rural purposes. I do not consider that any widening of the policy which I have recommended would be justified. I commented at the outset of this chapter in my general conclusions on Policy RH2 that it is unlikely that any workable policy restricting occupation to family members would be able to be devised even after enactment of the new Island Development Law.

Recommendation

4.672 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Fields at junction of Rue de Gron and Rue des Bas Courtils, St Saviour

Representation: 372 Mr N H Jackson

Further Representations: 810 Mr & Mrs M J A Barrett; 864 Mr R Bray; 900 Mr J F Brodrick; 1041 Mr & Mrs G W Mahy; 1119 Mr & Mrs J Hubert; 1412 Mr & Mrs S W Place

Issue:

- *Whether this land is appropriate for residential development including social housing*

Conclusions

- 4.673 Mr Jackson suggested that this land could be highly suitable for low-cost housing such as self-build as it is relatively close to the St Peter's Rural Centre with its retail and social facilities. To facilitate such development he suggested deletion of clause b) from Policy RH2 which requires new social housing to be within or directly adjacent to existing States Housing areas, though that at Bas Courtils is nearby. Otherwise he accepted that under Policy RH1 an area as large as this – about 8 verges (over 3 acres) – could only be developed if a site specific allocation were to be made. He argued that the rural parishes will die if provision for new housing is not made within them. The fact that the Strategic & Corporate Plan requires a majority of new development to be within the urban area does not require a complete preclusion of new housing in the rural area.
- 4.674 Conversely the Environment Department drew attention to the provision made for new building in the UAP area including within the Housing Target Areas so that new housing is not required in the RAP area. Exceptions under Policy RH2 would arise under the Corporate Housing Programme and this land would not meet the criteria established with the Housing Department. The further representors essentially endorsed the policies of the plan as drafted as they consider that these fields should remain in agricultural use. Some argued that they should be afforded AHLQ status as the landscape is attractive and the area frequented by tourists. To accept housing on this land would be contrary to Strategic Policy SP33 as the land is in use for potato production and was previously used for grazing.
- 4.675 Although I have recommended that most of clause b) is removed from Policy RH2 as I do not consider that there is any rational justification for steering new social housing onto land directly adjacent to existing estates, this would not facilitate social housing on this land. This is because I have recommended that new social housing in the RAP area should be directed to land within or in close proximity to Rural Centres in the interests of sustainable development. As the land is well over 1000 metres to the nearest part of the St Peter's Rural Centre, I do not regard this site as being within reasonable walking distance from it and thus not in close proximity. Moreover, I have recommended a strengthening of Policy RCE1 in Chapter 3 to give more explicit protection to agricultural land. As this land was under arable cultivation at the time of my visit, use for residential development would clearly be contrary to that recommendation and to Strategic Policy SP33. Finally, even if that were not so, I have endorsed the view of the Environment Department that there is no numerical case for housing allocations in the rural area under Policy RH1 at the present time.
- 4.676 As for the suggestion of further representors that the land should be designated AHLQ, on a broad brush basis I can see the merit of the boundary following the highway. However, as the artificial landscape of the airport does not impinge on this immediate locality and it is also not dominated by built development an argument to add these fields

and adjoining land to the AHLQ could also be made. This might perhaps be in compensation for a logical exclusion of the land south of the re-aligned Route des Frances to the west, as airport safety works have affected much of that land. However, I am not in a position to define new detailed boundaries as none of the plans that I have, including that supplied by the States Technical Services showing the road re-alignment (Ref: 3.24.1) and the Proposals Map of the current RAP Phase 2, show obviously suitable property boundaries or former zoning boundaries to follow all the way across to the lane at La Planque. Consequently, I make no formal recommendation on the AHLQ boundary in this locality.

Recommendation

4.677 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at rear of Calstock, Route des Bas Courtils, St Saviour

Representation: 336 Mr & Mrs G Chapman

Issue:

- *Whether this land is appropriate for an additional dwelling*

Conclusions

4.678 Mr & Mrs Chapman argue that there should be a mechanism for enabling subdivision of residential curtilages to be considered on their merits to enable family members to get on the property ladder and prevent families being priced out of the rural western parishes. In this case, it was accepted that the site includes former vinery land but the glasshouses are being cleared and returned to grass as sought by Policy RCE5 and the vinery area has been part of the garden of the house for at least 26 years.

4.679 The Environment Department indicated that the issue of affordable housing in the western parishes could be addressed under Policy RH2, though as their land is not directly adjacent to the States Housing at Bas Courtils, it would not comply with the terms of the policy. Amendment to Policy RH1 that would enable additional dwellings to be added to residential curtilages or on former horticultural land would be likely to lead to a flood of similar proposals across the Island which would undermine the locational strategy of the Plan. Should the States review the strategy of urban concentration and renewal, the Environment Department would be required to review the detailed Development Plans.

4.680 At the outset of this Chapter in general comments on Policy RH2, I indicated the difficulties inherent in seeking to apply the policies that would restrict occupation to family members even if legal powers to enter into planning agreements were already available. Moreover, given the nature and location of the site, I cannot see that a solution would be likely to be found in Policy RH2 either as drafted or recommended to be modified as that policy concerns exceptions to the general housing policy to address social housing needs discerned through the Corporate Housing Programme. Finally, as the site is surrounded on three sides by open land on the north side of La Route des Bas Courtils and clearly could not fall within any accepted definition of infilling, I agree with the Environment Department that any modification to Policy RH1 that would allow for

the development sought would be likely to lead to many similar proposals on former vinery land or within residential curtilages outside built-up areas.

Recommendation

4.681 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at Ealing Vinery, Route des Bas Courtils, St Saviour

Representations: 114 Mrs T Queripel; 127 Mr L W Queripel

Further Representation: 430 Mr C C Priaulx

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.682 The representors suggest that policies should be modified to enable one or more dwellings, which could be self-build or social housing, to be built on this vinery that has become derelict as a result of hurricane damage and ill health. A small portion of glass could be kept for domestic use with the rear area restored as open land, though simply to use the entire area as a field would be wasteful because a douit separates the site from the adjoining agricultural land and, on its own, horse grazing is all that would be likely. Prior to 1988 permission was granted for a bungalow but that lapsed and renewal has been refused, notwithstanding that prior to the current RAP Phase 2, the then IDC had been considering as many as 4 or 5 dwellings on the site. The site is not of high landscape value.

4.683 Advocate Prentice on behalf of Mr Priaulx supported the policies of the RAP as drafted. He argued that La Route des Bas Courtils provides a clear-cut boundary to the more developed area to the south while to the north is a wide expanse of open land, rightly designated AHLQ. Thus, the derelict vinery should be cleared and returned to agricultural use. The Environment Department indicated that because of the provision made in the UAP area in accordance with the Strategic and Corporate Plan, there is no need to seek housing sites in the RAP area. In addition, Policy SP31 of the Strategic & Corporate Plan requires protection for the distinctive landscape types of the Island. Here the area north of La Route des Bas Courtils shows characteristics of the western plateau close to its boundary with the central plateau.

4.684 While sympathising with the circumstances that lay behind the dereliction of this site, I cannot see how any modification to the policies of the draft Plan could be made to accommodate what is sought without also allowing very many similar proposals to be advanced. On a broad-brush basis I can also appreciate why the designation of the land north of La Route des Bas Courtils as AHLQ is appropriate.

Recommendation

4.685 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at rear of Terasina, Rue des Longs Camps, St Saviour

Representation: 779 Mr I De Garis

Issue:

- *Whether this land is appropriate for an additional dwelling*

Conclusions

- 4.686 Mr & Mrs De Garis wish to build a small dwelling to the rear of Terasina, so that the larger frontage property could be occupied by their son and his family. This would avoid the need for over-intensive development in the UAP area.
- 4.687 The Environment Department pointed out that there is no current legal provision under which occupation could be restricted to family members and that while an individual proposal might have little impact, the cumulate effect of similar proposals would be very great if Policy RH1 were to be modified to allow what is sought. It would wholly undermine the locational strategy of the plan.
- 4.688 While from my site visit, I can see that the proposed site would be well screened and need not take in land outside a residential curtilage, Terasina is nevertheless an isolated dwelling in the countryside. Any policy modification to facilitate the additional dwelling would therefore have to be very wide-ranging and likely to have the adverse consequences feared by the Environment Department. In addition, at the outset of this Chapter in my general comments on Policy RH2, I indicated that even if the proposed new Island Development Law were to be in operation, I do not think that a realistic policy to restrict occupation to family members would be feasible.

Recommendation

- 4.689 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Land at Hou Vinery and at Les Houguets, Rue des Houguets, St Saviour

Representation: 125 Mr A J Le Prevost; 137 Mr A Priaulx

Further Representation: 1114 Mr Richard Bryce and Mr Ralph Bryce

Issue:

- *Whether either of these areas of land are appropriate for residential development*

Conclusions

- 4.690 These two sites are on opposite sides of Rue des Houguets. Mr Le Prevost seeks amendment to the relevant policies to enable one or more dwellings to be built on his vinery which it is no longer economic to operate. This would enable vacation of States housing accommodation. The house or houses would adjoin that on the frontage of the vinery and those opposite. Mr Priaulx argues more widely that the vinery at Les Houguets should be able to be replaced by housing because it is well located in relation to the employment sources at La Villiaze and the Airport. By replacing deteriorating glasshouses there would be an enhancement of the area which has experienced quite an extent of development over recent years, particularly along the south frontage of the road. There is a blockbuilt packing shed and workshop dating from the 1930s. This was damaged in an arson attack in December 2000 and should be able to be replaced by a dwelling.

- 4.691 The Environment Department expressed concern over the cumulative impact of many such proposals even if only for single dwellings. They also defended the numerical basis of the Plan, a matter that I dealt with at the outset of this chapter. There is no need for housing allocations, given the provision made in the UAP area. They also defended the AHLQ designation as the characteristics of the western plateau are evident. The further representors also supported the AHLQ designation drawing attention to the possibility of reclaiming vinery sites back to the natural environment. Housing and its related traffic would be more harmful to the rural environment than the existing vinery despite its condition and more developments like those at Bas Courtils would be the wrong approach for the area.
- 4.692 From what I saw on my site visits, I accept that it may well be unlikely that the glasshouses concerned will be returned to commercial production. However, I did not perceive the area as significantly built-up but rather one with a scatter of development which does not obscure the underlying landscape character. Given this situation, I agree with the Environment Department that any policy modification which would allow even single dwellings on these sites would be likely to set a very wide precedent across the Island. Moreover, given the size of the areas, their use for only one dwelling would be a wasteful use of land, yet I have accepted the numerical case put forward by the Environment Department at the outset of this chapter that there is no need to make specific allocations in the RAP area. Consequently, although I can sympathise with the aspirations of the representors, I cannot recommend any modification that would assist without undermining the strategy of the plan.

Recommendation

- 4.693 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Montreux Vinery, Rue des Houguets, Hougue Fouque, St Saviour

Representation: 43 Mr T Heyworth

Further Representation: 1206 Mr & Mrs M P Duquemin

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.694 It is argued that the vinery is too small for modern production and that it has not been possible to find a purchaser. While vegetables have recently been grown, structural failure is apparent and it will not be economic to replace the glass. The access to the vinery is also unsuitable for continued commercial use. Residential development would enable two Guernsey families to return to the Island as they could afford to build though not to purchase. Neighbouring occupiers have not reclaimed land for agriculture but as garden land in some cases to accompany permissions granted for dwellings.
- 4.695 The further representors support the AHLQ designation and do not regard the shared access as suitable for the kinds of heavy vehicles that would have service residential development, given the limited kinds of services available on site.

- 4.696 The Environment Department indicated that it is not possible to restrict occupation for family use. Although the costs of reclaiming glasshouse sites for agriculture are appreciated, it is essential Policy RCE5 is adhered to in order to fulfil the primary conservation and enhancement objective. The States are to consider a renewed assisted clearance scheme. The only way the planning process can influence affordability is to ensure that the strategic housing requirement is met and this is being achieved through the combination of the two plans.
- 4.697 In Chapter 3, I endorsed the crucial importance of Policy RCE5 if the rural environment of the Island is to be conserved and enhanced. At the outset of this Chapter in my general conclusions on Policy RH2, I also accepted that it is unlikely to be possible to restrict occupation to family members even after the enactment of the new Island Development Law. As with other sites in this locality, I cannot contemplate any relaxation to Policy RH1 that would achieve the objectives sought by the representor without leading to a flood of similar proposals.

Recommendation

- 4.698 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45.

Torteval

Land at vinery site, Rue de la Cloture off Rue du Banquet, Torteval

Representation: 878 Mr P Hendry

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

- 4.699 Mr Hendry seeks modifications that would enable replacement of the existing brick-built boiler house, packing-shed and range of 10 wooden glasshouses by a local market bungalow in keeping with that on adjacent land. The condition of the glass is such that the present operator will withdraw shortly and clearance accompanying a bungalow would enhance the area.
- 4.700 The Environment Department stressed that in law glasshouses are temporary structures on agricultural land so that the replacement package suggested would set a precedent that could undermine the operation of Policy RCE5 and result in further spread of housing across the Island. Although the area is AHLQ, if the boiler house is really substantial the only way forward would be to contemplate whether a conversion might be come within the terms of Policy RCE14 as it is a more flexible policy than that in the current RAP Phase 2.
- 4.701 From what I saw on my site inspection, I agree with the Environment Department that if there is to be a residential unit on this site, the only way that this could be contemplated without undermining the strategy of the plan would be via a conversion route. At the corner of the site there is a substantial building of 2 storey height partly rendered and partly finished in weatherboarding and with a pitched roof. It is very close to a further substantial building with some similar characteristics but also part granite walling, which

is used as a double garage/store off the Rue du banquet access into the site. Although this latter building is outside the representation site, together they would have broadly comparable bulk to the adjacent dwelling. While probably not able to be deemed of ‘*architectural or historic interest*’, it would be arguable that terms of Policy RECE14 might be able to be met through a conversion scheme based on these structures while the majority of the site reverted to agricultural land, given the agreed replacement of ‘*and*’ by ‘*or*’ in the second line of clause c) [see Paragraphs 3.174 and 3.187]. If this is not the case, I do not consider that I could recommend any modification of Policy RH1 that would enable a new-build dwelling to be built without risking the environmental harm caused by the spread of housing across the Island, particularly as the site is in such an attractive and extensive area of AHLQ and, notwithstanding the concern over the condition of the glass, some cultivation was still in evidence at the time of my visit.

Recommendation

4.702 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at rear of La Verniaz, Route de la Lague/Rue de la Viltole, Torteval

Representation: 879 Mr P Hendry

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

- 4.703 As addressed in Chapter 3 in relation to Policy RCE14, Mr Hendry desires to add a dwelling at the rear of his property and suggested in his representation replacing the historic bus garage on the Rue de la Viltole frontage at Portelet. That part of the site is within a Conservation Area in the RAP Phase 2, though prior to that was designated for residential development. As the remainder of the land at the rear of his property is a built-up area under RAP Phase 2, it was suggested at the Inquiry that the possibility of pursuing the development sought by way of a planning application on that land should be explored during the remaining life of the current plan. This would leave the historic bus garage able to be retained as an ancillary structure. Should conversion instead be sought, it would probably require flexible interpretation of clause b). However, this ought not to be impossible, if it were desired to retain a building with an interesting social history.
- 4.704 If new build were to be sought under the RAP Review whether as drafted or as recommended to be modified, the problem is that the whole Portelet area is designated as AHLQ and there have been no representations seeking general non-designated status. Thus, although the site of the bus garage would be within the normally accepted definition of an infilling plot, at the outset of this Chapter I endorsed the plea from the Environment Department that if I were to recommend any relaxation of Policy RH1 to include an infilling clause, such a relaxation should not be applicable within AHLQ. Within such areas in addition to the general objective of maintaining openness, there is the added need to maintain or enhance appreciation of the underlying landscape character. Consequently, all discretionary development should be resisted. Thus, unless a new build solution is approved during the currency of the present RAP Phase 2, as with

Mr Hendry's preceding representation, the possibility of using the conversion route under Policy RCE14 would appear to be the only one that should not be ruled out.

Recommendation

4.705 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at Berpa Vineries, Route de la Pleinmont, Torteval

Representation: 235 Mr T Van Zanten

Issues:

- *Whether this land is appropriate for a single dwelling and should be within AHLQ*

Conclusions

4.706 I address the issue of whether this land should be within AHLQ at paragraphs 3.76-3.78 and conclude that the broad area at the south-west of the Island is rightly so designated. In those paragraphs, I also address the prospect of a conversion scheme meeting the tests of Policy RCE14. There remains the question of a replacement new build scheme if the aspiration for a dwelling on this land is to be met.

4.707 Advocate Merrien on behalf of Mr Van Zanten argued that by constructing a replacement dwelling further back into the site utilising a portion of the field to the rear of the existing packing shed not only would the landscape be enhanced but that a better quality dwelling would be created as it would be further from the highway. The Environment Department resisted the concept of a new build solution partly because of the numerical argument that such provision is not necessary in the RAP area in order to meet the strategic housing requirement, a judgement that I broadly endorse. They also argue that if dwellings were to be accepted on disused vinery sites such as this, a precedent would be set for large numbers of similar proposals across the Island which would undermine the locational strategy of the plan.

4.708 I accept the conclusions of the Environment Department generally in relation to use of horticultural sites or agricultural land and specifically in relation to an isolated site in the countryside such as this. Thus, I cannot recommend any modification to Policy RH1 that would facilitate the development sought.

Recommendation

4.709 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above or the AHLQ designation in the locality.

Land adjacent to Les Sauchet, Rue des Rocques, Torteval

Representation: 1098 Mr R H Langlois

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

- 4.710 Mr Langlois seeks to modify the policies of the plan to enable a field adjacent to Les Sauchet to be used for a single dwelling either for a family member or to enable return to the parish of origin. The field is currently used for grass for a horse-owner and would be large enough despite its shallow depth to accommodate as many as 3 or 4 bungalows. Only one is sought in order to fit into the landscape and avoid removal of the frontage hedge to create additional accesses. He accepted that the overall numerical requirement for housing may be met primarily in the St Peter Port area but the Douzaine have urged greater flexibility to enable some new building in the west of the Island. While describing the development as infilling, the minimal impact formulation as put forward by advocate Perrot [see paragraph 4.16] was commended.
- 4.711 The Environment Department stressed that the primary objective for the RAP area is conservation and enhancement of the rural environment and that any relaxation such as suggested would yield far more dwellings than required with a serious cumulative impact on the locational strategy of the plan.
- 4.712 Both from the plans provided and my site visit, I do not consider that the site could fall within an accepted definition of infilling given its breadth and the surroundings to the south. Even were it not designated AHLQ, it would certainly not fall within the definition that I have recommended not just for these reasons, but also because I would not regard the area as built-up and the field is clearly in agricultural or similar open rural use that could be continued either on its own or with adjoining horticultural land. At paragraph 4.16 I rejected the minimal impact formulation as too open-ended and lacking in locational specificity and agree with the Environment Department that its adoption could result in many similar proposals coming forward across the rural area.

Recommendation

- 4.713 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Le Menage D'Aval, Route de Pleinmont, Torteval

Representation: 50 Mr D T F Ozanne

Issue:

- *Whether this land is appropriate for one or two dwellings*

Conclusions

- 4.714 Mr Ozanne seeks a modification to the plan to enable one or two low-roofed bungalows to be added adjacent to Le Menage D'Aval. He points out that the development sought would sit within a group of three other dwellings, that the Inspector at the 1966 Rural Area plan Inquiry concluded that no harm would be caused and that there has been recent development in the vicinity. The dwellings could be occupied by family members and he suggests that Policy RH1 could be modified to accept infilling where there would be no harm to the environment. In this case development would be almost wholly screened by trees and shrubs on the highway frontage and to the rear.

- 4.715 The Environment Department clarified that the development approved opposite is a form of tourist accommodation and that at Summerland a replacement dwelling. Thus there has been no departure from the restrictive policies against new housing development in the vicinity. They also made clear that the States are not bound to accept recommendations from Planning Inspectors. The kind of flexibility sought was opposed because of the cumulative impact that it could have across the RAP area with very many proposals likely to come forward which would undermine the locational strategy.
- 4.716 From my site visit, I accept that development of the kind suggested would be unobtrusive in the landscape and I can understand the concern over apparent inconsistency in the two nearby recent developments. However, the site would not fall within the limited infilling policy which I have recommended be added to Policy RH1 because I would not regard the area as built-up. The site is also, rightly in my judgement, included within AHLQ. My recommendation specifically excludes such areas as requested by the Environment Department. I also consider that the phrase ‘no harm to the environment’ would be likely to be subject to many interpretations thereby providing a lack of transparency. I cannot suggest any modification that would achieve the desired objective without ‘opening the floodgates’ to many similar proposals as feared by the Environment Department.

Recommendation

- 4.717 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at the rear of Vue de Mont Herault, off Les Tielles, Torteval

Representation: 179 Mrs S F Smith

Further Representation: 895 Mr G H Cook

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

- 4.718 Advocate Strappini on behalf of Mrs Smith sought amendment to enable the former packhouse and boiler house of the small vinery adjoining her bungalow to be replaced by a small dwelling unit to house a daughter. It was suggested that removal of the chimney and landscaping the remaining vinery area would enhance the landscape. The further representor’s house is closer to the cliff top and more prominent. Again attention was drawn to the apparent inconsistencies in allowing new development nearby [see paragraph 4.715 above] as well as the change of use (with extensions) from holiday accommodation to permanent housing on the adjoining land.
- 4.719 The Environment Department stressed that the spread of housing development across the Island is one of the most potent symbols of environmental harm and that there is ample justification for the AHLQ designation in this location with the site close to the southern and western edge of the plateau relatively near the cliff edge. They consider that any policy relaxation, even if the proposed dwelling might be inconspicuous, would lead to cumulative harm undermining the locational strategy and resulting in creeping suburbanisation. The further representor supports the approach of the Environment Department and the policies as drafted.

4.720 I have sympathy with the aspiration of the representor and given the bank between the small former vinery area and the maize field to the west, I suspect that if not used for residential development the vinery area might nevertheless in due time come to be recognised as part of a residential curtilage under Policy RCE6. However, although I do not consider that access would be an insuperable problem and do consider that development could be less obtrusive than either the existing chimney or the further representor's house from the cliff-top, any modification to Policy RH1 which would allow for new build construction on vinery land would be likely to have very wide application. At the outset of this Chapter in general comments on Policy RH2 I also indicated that I thought that it would be unlikely that a feasible policy to restrict occupation to family members would be possible even after the enactment of the proposed new Island Development Law. Thus, the only way that I can see the desired objective being achievable without undermining the strategy of the plan would be through the approach of securing approval for a conversion scheme under Policy RCE14. Given the nature of the structures and location within AHLQ this may not be possible. However, the slight additional flexibility inherent in the modifications that I have recommended to both Policy RCE14 and to RH1 might be of assistance.

Recommendation

4.721 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at the junction of Rue du Planel and Rue de L'Eglise, Torteval

Representation: 124 Mr & Mrs L Brehaut

Further Representations: 983 Mr N Q Browne; 1035 Ms S Sampson; 1232 Douzaine of Torteval

Issue:

- *Whether the outbuilding is appropriate for conversion to a dwelling*

Conclusions

4.722 At paragraphs 3.180-3.181 above I addressed the case presented by Advocate Perrot on behalf of Mr & Mrs Brehaut for amendments to Policy RCE14 which would enable conversion of an outbuilding to be considered notwithstanding the AHLQ designation and also that of the further representors. I was unable to recommend acceptance of the modified wording offered as this could lead to a perpetuation of modest utilitarian structures which would not cause harm to the landscape were they to remain in a state of disuse for a significant period prior to removal if they are redundant. However, I did note the existence of an historic barn structure within the same representation site which might fall within the terms of Policy RCE14.

4.723 If the representors wish to pursue the possibility of a replacement dwelling, this could thus only be through a modification to Policy RH1. I considered Advocate Perrot's minimal impact formulation at paragraph 4.16 above but was unable to recommend acceptance. In my view and that of the Environment Department, it would be too open-ended and lacking in locational specificity.

Recommendation

4.724 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at La Courtillet, Route des Laurens, Torteval

Representation: 110 Mr & Mrs C P Plant

Further Representation: 1233 Douzaine of Torteval

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

4.725 On behalf of Mr & Mrs Plant, Advocate Perrot put forward the minimal impact formulation in order to pursue the possibility of a dwelling on a modest area of land west of their dwelling on the south side of la Route des Laurens. The area has the appearance of being amenity land attached to the dwelling. At paragraph 4.16 above, I rejected the minimal impact formulation as being too open-ended and lacking in locational specificity. In my general conclusions on Policy RH1 I did recommend instead a policy for limited infilling. Had this area not been within AHLQ, this policy might have been applicable to this land if construed to be within a built-up area. However, the Environment Department pressed me to exclude AHLQ from any policy relaxation in order to avoid any development that is discretionary obscuring underlying landscape characteristics, even where the effect on openness might be very limited. I was convinced by this argument and cannot therefore recommend any modification that would support the development aspiration, notwithstanding the support from the Douzaine for more policy flexibility in order to accept the development.

Recommendation

4.726 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Vale

Land at Les Prins Oest, Les Prins Lane, Vale

Representation: 129 Mr A J Le Page

Further Representations: 992 Mr P L Matthews; 1338 MR J H Smith on behalf of Le Prins Lane Residents (10 others apart from Mr Smith)

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.727 Mr Le Page seeks a modification to enable a third of this field to be used for a dwelling comparable to the bungalows on either side. There is also a dwelling opposite. The field with a total area of about 1.35 verges (just over 0.5 acres) is said to be very sandy and

only suitable for a very limited range of crops. The development sought would fulfil the grandparents' vision and enable a daughter to get on to the property ladder.

4.728 Mr Matthews is concerned that any development would threaten wildlife in the area and undermine the AHLQ designation. The Prins Lane residents are also concerned at the potential loss of the breathing space afforded by the open site and over any increased use of the private lane that is only useable by two way traffic for about 50 metres. The Environment Department expressed concern over the possible cumulative impact of any relaxation to accept infilling and opposed any such concession, particularly on AHLQ land such as this.

4.729 The field is in use for goat grazing in a somewhat untidy area of sporadic development. The road link to the south is unmade. Nevertheless, the underlying mielle landscape is apparent and I do not dissent from the AHLQ designation. Consequently, even were there no other reason, this would place the land outside the limited infilling policy which I have recommended. However, the land is also in an open rural use and there are other horticultural or former horticultural sites or open areas adjoining. Its use for housing would therefore be in clear breach of Policy RCE1 which I have recommended to be strengthened. Thus, although application of Policies RGEN3 and RGEN7 would enable wildlife and access considerations to be addressed, I cannot recommend any modification that would facilitate the development sought as such would indeed set a precedent for widespread further development contrary to the locational strategy of the plan.

Recommendation

4.730 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Westerland, Portinifer Road, Vale

Representation: 333 Mr & Mrs Sherbourne

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

4.731 Mr & Mrs Sherbourne seek a modification to enable an additional small dwelling to be infilled within their curtilage. This is in front of former vinery land which is now largely cleared and grassed. They have obtained planning permission for a substantial double garage and studio on the land (Ref PAPP/2003/0348) but would wish to modify the plans to provide a small dwelling for their adult family, without having to go through the process of building what has been approved and then seeking conversion under Policy RCE14.

4.732 The Environment Department oppose any short-circuiting of procedures to avoid encouraging proliferation of new dwellings in the RAP area and suggested that it might be possible to use Policy RH5 to create a dower unit, though recognising the difficulty of demonstrating that such a unit would not be self-contained, given that the approved building is an independent structure which can have separate access.

4.733 The site includes a parking area with some shrub planting and an outbuilding. In terms of what has been raised in other representations and my general conclusions it is very much a borderline case. In the draft plan the land is non-designated and, including the access to the rear vinery/grassed area, the frontage gap is probably only capable of accommodating a maximum of two dwellings at the prevailing density of the locality. The site would therefore meet the criteria in the limited infilling policy that I have recommended be added to Policy RH1 provided that the land is accepted to be part of the residential curtilage and the area to be built-up. Whether the area is rightly attached to the dwelling and not part of the rear vinery/paddock area ought to be a matter of fact. Whether the area is built-up is not wholly clear as the draft plan includes the access to the rear land, that rear land and the area to the south-west within the AHLQ designation. The 5 dwellings completing the developed frontage to the south-west are also designated AHLQ. Moreover, Mr Rickard's representation (1283) sought to bring all the non-designated land in this vicinity including this representation site into the AHLQ. The general La Société representation (281) urging all existing Green Zone land to be designated AHLQ would support this case as the representation site and the land to the rear are Green Zone 3 in the RAP Phase 1. In Chapter 3, I concluded with some reluctance that Mr Rickard's representation should not be accepted because the frontage to the coast road is so built-up and with this backdrop the mielle character of the non-designated rear area is still too marred by glasshouses or other built structures for the landscape character to be appreciated.

4.734 On balance, I conclude that only if the whole area were to be re-designated AHLQ would there be a case for going against the plain interpretation of what I have recommended with regard to infilling, particularly as the representors would appear likely to obtain what they are seeking via a conversion route in due course. There would be the issue of whether the view into the rear area is an important public view requiring preservation under Policy RCE7, but I assume that the current equivalent of that policy was taken into account before approval was granted for the double garage and studio.

Recommendation

4.735 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Hillborn Lodge and Summer Place, Les Grandes Mielles Lane, Vale

Representation: 157 Mr M H Carpenter

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

4.736 On behalf of Mr Carpenter, Advocate Baudains argued for inclusion of a policy similar to H13 of the current RAP Phase 1 which would allow limited infilling in built-up areas. The requirement of the Strategic & Corporate Plan that a majority of new development should be in the UAP area does not require a complete moratorium on new build housing in the RAP and this land, having been used as a base for drainage works in the locality is currently rented as an additional amenity area for one of the adjacent dwellings. Only a single dwelling is sought given the drainage works and the landform.

4.737 The Environment Department, while accepting that the requirements of the Strategic & Corporate Plan might be capable of being met with modified policies, pointed out that in the adoption of the UAP provision had been made for 90% of the requirement to be within that area so that new build housing is not needed in the RAP area. They opposed inclusion of a policy that would facilitate the development sought as within the area of the air photograph submitted to the Inquiry, there are a number of open areas which would enable 4 or 5 more dwellings to be added on the approach suggested.

4.738 At the outset of this chapter I concluded that there would be no harm to the locational strategy were a limited infilling component to be added into Policy RH1 which would enable sites within non-designated built-up areas that do not appear to be likely of fulfilling a rural purpose to be put to effective use through development. The wording of the policy which I have recommended is not identical to the existing Policy H13. However, when taken with the other policies in the draft plan and the need to define strictly the circumstances in which it would apply, given the absence of built-up area zonings, it would have materially similar effect. From what I saw on my site visit of the use of the site ancillary to an adjoining dwelling, it would seem unlikely that it would serve a future rural purpose even if it may have done in the distant past. The area is probably sufficient to accommodate 2 dwellings at prevailing densities, but I accept that the rocky outcrop and the possibility of constraints through underground services might not make more than one feasible. As for the concern of the Environment Department over the possibility of other comparable sites in the immediate locality, most of those on the air photograph appear to be in the form of greens surrounded by highways which seem to have been planned into the layout of the area. The application of policies like RGEN5 might well therefore rule out development and I note that at least one such area is zoned built-up in RAP Phase 1 without apparently having generated development proposals. Others would exceed the 2 dwelling limitation which I have recommended as an integral part of the policy. Thus, I do not consider that what I am recommending would lead to a flood of similar proposals whether in the immediate locality or across the Island. A trickle would still be consistent with the locational strategy and the primary objective of conservation and enhancement.

Recommendation

4.739 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Les Grandes Mielles Farm, Grand Mielles Lane, Vale

Representations: 565 Mrs R Brehaut

Further Representations: 1498 Mr & Mrs A Laurent; 1499 Mr & Mrs M Duquemin; 1500 Mr R Marriette; 1501 Mr & Mr J P Langlois; 1517 Mr M Snell & Miss G Rundle

Issue:

- *Whether any of this land is appropriate for residential development including social housing and should be AHLQ*

Conclusions

4.740 Mrs Brehaut suggests that the existing farmhouse, barn and outbuildings could be subdivided or sensitively developed for social/sheltered housing and that the field to the

east also accessed via Grandes Mielles lane could also be developed for social/sheltered housing either separately or as part of an overall scheme. Redesignation is sought.

- 4.741 The Environment Department clarified that to be regarded as social housing within the terms of Policy RH2, housing would have to be part of the Corporate Housing Programme and if sheltered housing is provided without an element of subsidy it would simply be regarded as market housing under Policy RH1. The requirements of Policy RH2 include that the development should be within or directly adjacent to existing States housing and preferably close to a Rural Centre. They do not regard this land as meeting those requirements.
- 4.742 The further representors point out that the land is part of an extensive area of AHLQ which stretches to the south and is the setting for an important SNCI at Vingtaine de L'Epine. Any extension of high density housing south of Grandes Mielles lane could give rise to traffic problems and would run counter to the conservation and enhancement objective of the plan. The designation should therefore remain.
- 4.743 From what I saw on my site inspection, I have no doubt that the designation as AHLQ is correct as the farmstead and adjoining land is seen in the context of the broader area of marais landscape to the south. As I have endorsed the preclusion of social housing from such areas, this would be an additional reason why new build social housing would be inappropriate. The modifications that I have recommended to Policy RH2 would not materially assist in providing any more favourable an outlook for social housing on this site. As for Policy RH1, the field to the east of the farmstead is clearly of a size that could only be contemplated for development if subject of a site-specific allocation. I have also endorsed the conclusion of the Environment Department that there is no numerical case for such allocations in the RAP Area. This does not mean that there need be no potential to increase the residential content of the site. Policy RH3 would authorise subdivision of what appears to be a very extensive residential property. In addition, as all of the barn and other outbuildings that are not already in residential use are clearly of historic character, residential conversion would in principle be sanctioned under Policy RCE14, notwithstanding the AHLQ designation. Care would need to be taken that any new or extended residential curtilages under Policy RCE6 do not harm the landscape or hinder agricultural activity but subject to such considerations and to the application of Policy RGEN7 concerning safe and convenient access, the way forward on this site would appear to be through maximising the use of the existing buildings, ie as already encouraged in the draft Plan.

Recommendation

- 4.744 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 nor to the AHLQ in this locality.

Land at Le Ruisseau, Rue du Douit, Vale

Representation: 187 Mr D A Allett

Further Representation: 1211 Rue Charruee and Rue du Douit Vale Group (17 households)

Issue:

- *Whether this site is appropriate for a single dwelling*

Conclusions

- 4.745 Mr Allett seeks to replace a former cattle shed with a dwelling at the rear of his property. Although accepting that there were some glasshouses on the site until some 15-18 years ago, it was argued that the area of land adjacent to the shed is of poor agricultural quality having been excavated for gravel extraction and is also affected by underground services. The existing building is some 14 feet high so that replacement would have no material effect on the rural landscape, particularly given the number of trees planted around the site. Advocate Loveridge on behalf of Mr Allett suggested either that Policy RH1 be modified to enable replacement of existing buildings by new dwellings or that a minimal impact clause be added at the end.
- 4.746 Advocate Palmer on behalf of the residents Group supported the plan as drafted. This proposal could be distinguished to some extent from others on nearby sites because the land is currently laid out as a garden area rather than as a vinery, but it was doubted whether the shed is large enough for conversion and the access envisaged would be to a dangerous bend in Rue Charruee. Taken with the other proposals there could be an increase in strain on services. The Environment Department sought to resist the suggested policy amendments as they feared that either could lead to very many similar proposals across the RAP area which cumulatively could undermine the locational strategy of the plan.
- 4.747 From what I saw on my site visits, the building described as a cattle shed adjoins the rear boundary wall close to a broad access to Rue Charruee. It is largely stone built with some timber cladding, a shallow monopitch roof and access doors in the end as if currently used for a garage or store. Le Ruisseau also has detached outbuildings on the Rue du Douit frontage. At paragraph 4.16 above, I reject the minimal impact formulation as too open-ended and lacking in locational specificity. However, in my general conclusions on Policy RH1, I have concluded that there is no planning purpose to be served by preventing the short-circuiting of the conversion route. A replacement dwelling approach, provided that a conversion scheme had first to have been fully approved in detail to demonstrate both policy and practical feasibility, would not actually increase the number of dwellings in the rural area, though it might provide better, more attractive or more economical living accommodation. Thus, while I also reject the general contention that policy RH1 should provide a general ability to replace buildings with dwellings, I have recommended a modification that might enable the development sought to proceed, but only if a scheme to convert the existing cattle shed or other outbuildings had first been fully approved. Whether there are structures on the site that are capable of conversion could only be explored in a development control context. If there were, I would not expect access to present an insuperable problem, given that already existing. Policy RGEN7 could address that issue while Policy RGEN11 could address any issue of neighbourliness and Policy RGEN9 the adequacy of services.

Recommendation

- 4.748 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Stratheden Vinery, Rue du Douit/Rue Charruee and at Gardenia & Charruee Vineries, Rue Charruee, Vale

Representations: 261 Mr Keith R Diamond; 332 Mr & Mrs R Allen; 355 Mrs V E Babbe, J R E Babbe and K M Babbe; 356 Mrs V E Babbe, J R E Babbe and K M Babbe

Further Representations: 1065-7 Mr Kenneth J Diamond; 1199-1201 Mr & Mrs C Marquis; 1212-1215 Rue Charruee and Rue du Douit Vale Group (17/18 households)

Issue:

- *Whether any of these sites are appropriate for residential development including for one or two dwellings*

Conclusions

4.749 Mr Keith Diamond (261) seeks modifications to Policy RCE5 to prevent preclusion of vinery land for housing and of RH1 to the enable replacement of buildings and not just dwellings. He also seeks clarification of Policies RH3 and RH6 in relation to extension and subdivision of the existing house on the site of Stratheden vinery. He did not wish to link up with any adjoining representors as his aspirations are solely for family members, though in total desires to gain three additional dwellings on the site. With regards to traffic, the greatest volume comes from Mr Allen's gardening business which has 11 employees. If that were relocated, traffic would be reduced. Mr & Mrs Allen (332) suggest that their land, which is surrounded at a distinctly higher level by Mr Diamond's land, could sensibly be used for one or two dwellings as there is no soil on the site because it is a former gravel quarry. The glasshouse on the site is not used for commercial growing but as a base for a landscape gardening business which only involves a limited holding function for plants. The business would be re-located if the dwellings were to be accepted.

4.750 On behalf of the Babbe family (355 and 356), Advocate Dereham argued that there needs to be considerable more flexibility in Policy RH1 as the requirements of the Strategic & Corporate Plan are not as stringent as applied by the Environment Department in the draft plan. Moreover, to achieve the volume of development sought in the UAP involves use of productive greenfield land in a number of the Housing Target Areas. The minimal impact formulation put forward by Advocate Perrot is supported though wider flexibility would be desirable in line with recommendations from Cardiff University as their two sites could each support a small clos. Special consideration should be given to despoiled areas, treating them as if built-up. In these areas, a policy akin to that operated within settlement areas of the UAP should be applied. The sites while not yet derelict are increasingly uneconomic and are used for fern production only as satellites of the Les Blancs Bois Vinery (subject of Representation No 357).

4.751 On behalf of the residents group, Advocate Palmer supported the plan as drafted. In particular there should be no watering down of Policy RCE5 to enable vinery land to be used for anything other than agriculture if redundant. While Mr Diamond's land has a dwelling that might be able to be extended and subdivided, they doubted whether there are any structures on the site that would be convertible to dwellings. The Rue du Douit is unsuitable for taking any additional traffic as a Ruette Tranquille and there are dangerous

bends on Rue Charruee. They and Mr and Mrs Marquis stress the potential scale of development if all these sites were developed together, the traffic concerns over use of Rue du Douit and the inadequacy of services to support such a scale of development, while urging the need to retain green areas. Mr Kenneth Diamond while indicating that he is not against seeking to solve his relative's housing problems, nevertheless, is concerned should all these sites be developed as that would result in a large development in a small busy area.

- 4.752 The Environment Department stressed the lack of need for any allocations in the RAP area and urged resistance to any weakening of Policies RCE5 or RH1, including through the acceptance of replacement of buildings rather than dwellings, as that could lead to the environmental harm evident in the spread of housing across the Island. In the case of Mr Diamond's land, Policies RH6 and RH3 should enable additional residential accommodation to be provided, though if extensions are necessary before there could be subdivision, such a proposal might be treated as if a new dwelling were being proposed.
- 4.753 From what I saw at my site visits this is a particularly difficult area. While only the Stratheden Vinery is in a derelict state, with a significant number of vehicles on site related to the motor repair business which utilises the former packhouse/boiler house of the former vinery, the levels across the whole area vary sharply and the amount of soil over at least part of the area is limited. Thus, restoration of redundant sites to agriculture would be likely to be particularly difficult to achieve. The area is non-designated, but there is really no way that development of any of the sites could be construed as infilling. I have also accepted that there is no numerical basis for housing allocations being required in the RAP area in the intended lifetime of this plan. While it may be that a solution to gaining access via Rue Charruee could be contrived for some of these sites if estate development were to be pursued, and this could be pursued under Policy RGEN7, in the life-time of this plan I am not convinced that anything should be contemplated on these sites that could not be sanctioned under Policies RH6, RH3 and RCE14. The building suggested for conversion that might be described as sound and substantial on Mr Diamond's land is relatively small in size, but still might be capable of a conversion scheme, particularly in the light of the modifications to Policy RCE14 that I have recommended which might increase flexibility. The replacement provision could then come into play. The non-glasshouse buildings on the Babbe sites are larger, though not necessarily as sound in the case of those at Gardenia Vinery or any more substantial on either. In all cases, only evaluation of detailed proposals would be able to demonstrate the feasibility of conversion schemes.

Recommendation

- 4.754 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at rear of Avonmore, Rue Charruee off Rue du Douit, Vale

Representation: 59 Mr D Brehaut

Further Representation: 1209 Rue Charruee and Rue du Douit Vale Group (19 households)

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

- 4.755 Mr Brehaut seeks a modification that would enable a single dwelling to be built for a family member on part of this field with access from Rue du Douit. It is former vinery land that has been cleared over the last 30 years and currently used for sheep grazing. The further representors are primarily concerned over the traffic implications of additional development served off Rue du Douit, a narrow Ruelle Tranquille, though Mr Brehaut argues that his daughter uses the lane anyway. They are also concerned over potential strain on services in the locality and the precedent which would be set for erosion of agricultural land contrary to the objectives of the plan.
- 4.756 The Environment Department drew attention to the impossibility of restricting occupation to family members and doubted whether a no resale clause for a number of years would be valid. They suggested that any relaxation that would facilitate the development sought would open the door to a flood of similar proposals across the Island undermining the locational strategy of the plan.
- 4.757 At the outset of this chapter in my general comments on Policy RH2, I agreed with the Environment Department that even after the enactment of the proposed new Island Development Law, there would be very great difficulty in seeking to operate a policy which sought to restrict occupation to family members. Currently there is no legal provision for planning agreements. Given the height of the site above the highway, I do not think the formation of a new access would be at all easy but this is a matter that could no doubt be covered under Policy RGEN7. The key point is the principle of development on a site such as this. As the land is in agricultural use and the proposed dwelling would be extending development out into an open area it would be fundamentally at variance with policy RCE1 whether as drafted or recommended for modification. I can see no modification to Policy RH1 that would enable the development sought without the adverse cumulative consequences feared by the Environment Department.

Recommendation

- 4.758 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Les Deux Pieces, Rue du Douit, Vale

Representation: 1370 Mr M Roger

Further Representations: 1492 Residents of Rue du Douit; 1518 Rue Charruee & Rue du Douit Vale Group (detailed submission from 16 Households)

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.759 Mr Roger suggests that this derelict vinery site, where the glass has been removed from the two remaining glasshouses, should be considered for residential development as the site is too small for continued commercial horticulture and is now surrounded by residential properties. On behalf of the residents group, Advocate Palmer made similar

representations to those on nearby sites stressing the inadequacy of Rue du Douit to serve additional development, the inadequacy of services and the need to stand firm on Policy RCE5 in order to ensure that dereliction of horticultural sites is not used to spread housing across green areas.

- 4.760 The Environment Department echoed the need to avoid vinery sites being switched to housing and suggested that if this site is too small on its own, amalgamation with adjoining holdings ought to be considered. These exist at least to the north.
- 4.761 Although technically this site is adjoined by residential properties and there appears to be private amenity land attached to a dwelling opposite, the area although well treed is substantially open in planning terms, with vinery land having seemingly been incorporated into residential curtilages. I cannot therefore regard the area as built-up in an urban sense. Thus, even if the loss of horticultural land were not an issue, I do not consider that the development sought would fall within the limited infilling policy which I have recommended. Rather I agree it is important that horticultural sites should be expected to revert to open rural uses if redundant in accordance with Policy RCE5. I noted that the area around the glasshouses appeared in use for outdoor recreation at the time of my visit.

Recommendation

- 4.762 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Willit Vinery, Arguilliers Lane, Vale

Representation: 169 Mr B R Battle

Further Representations: 870 Mr & Mrs T W Roussel; 960 Mr D J Le Prevost; 1073 Mr P J Walker; 1162 S & K Torode; 1198 Mr & Mrs C Marquis; 1210 Rue Charruee & Rue du Douit Vale Group; 1332 Mr A M Lamb; 1419 Mr & Mrs C Lowe

Issue:

- *Whether this land is appropriate for residential development including for a single dwelling*

Conclusions

- 4.763 On behalf of Mr Battle, Advocate Perrot argued that the blanket prohibition of new private housing is an over-restrictive interpretation of the requirements of the Strategic and Corporate plan. He therefore advanced the minimal impact formulation [see paragraph 4.16 above] so that construction of a single dwelling could be considered on this site, the vinery use being wholly uneconomic, though perhaps about a third remains in use for flowers or vegetables. Mr Battle would then be able to argue that any loss of amenity from construction of a single house would be minimal. Such a house would prevent vandalism on the site and would not prevent a continued horticultural use of most of the site, if that use could be made viable, or reversion to agriculture.
- 4.764 The Environment Department stressed that given the provision made for 90% of the housing requirement in the UAP area, there is no need for policies that would enable new

houses to be built in the RAP area and that they could not accept the wording advanced as it could result in sporadic and relatively unrestrained development across the rural area. This would undermine the locational strategy and divert investment needed from urban regeneration. As the Commerce & Employment Department no longer support the case for dwellings on horticultural sites, the security issue referred to did not alter their view that no amendment should be made in response to this representation. The further representors stressed particularly concerns over traffic in Ruettes Tranquilles, drainage, adequacy of services and precedent if a single dwelling were to be accepted. Thus, they seek strict observance of Policy RCE5 in this broad area open area where residential development would be out of character.

- 4.765 At my site visit, I noted that the extensive vinery is set within a wider area of open land. While it is clearly under used, it is not derelict and I saw little evidence of serious vandalism. I accept that a dwelling could be fitted onto the frontage with little impact on the remainder of the holding and while the glasshouses remain, such a dwelling would be relatively unobtrusive. However, given the location of the vinery in the midst of an area of AHLQ and in the absence of support from the Department of Commerce and Employment for on-site accommodation, I cannot envisage any relaxation of policy that might sanction what is sought without leading to a proliferation of similar proposals that would undermine the strategy of the plan. It is for that reason that I reject the minimal impact formulation at paragraph 4.16 above. While not pressed at the Inquiry, I also accept that there is no numerical justification for housing allocations in the RAP area which would be the only alternative means of seeking to avoid precedent on other sites.

Recommendation

- 4.766 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in the locality.

Land between Mutters and Les Hirondelles, Le Rocher Lane off Les Rouvets, Vale

Representation: 117 Mrs S Grimsley

Further Representation: 868 Mr & Mrs T W Roussel

Issue:

- *Whether this land is appropriate for one or 2 dwellings*

Conclusions

- 4.767 Mrs Grimsley seeks a policy relaxation to enable a small former vinery site containing two derelict wooden glasshouses to be redeveloped for a family house to enable return to her roots together with a wing to enable a grown-up son to return to the Island to work as a teacher. The Commerce and Employment Department accept that the site is too small for resumption of horticultural use and the very shallow soil renders restoration to agriculture unlikely to be feasible. Mr & Mrs Roussel, relatives living close by on another part of the family land, support the representation.
- 4.768 The Environment Department do not consider that the site is particularly unique as there are many disused vineries with road frontages. Thus if the case were to be accepted for replacing one with a dwelling or pair of dwellings, many similar proposals would be likely to come forward. They consider it essential that the requirements of Policy RCE5

be applied to secure re-use for open rural uses unless land is accepted into a domestic curtilage under Policy RCE6. They urge against any relaxation of policy in areas of AHLQ. Here that designation is justified as the area is evidently at a transition between the marais and the lowland scarp.

4.769 At my site inspection, I noted that the glasshouses are now reduced to frames. Given the limited size of the site and the surrounds of domestic curtilages plus the scout recreational use to the rear, even without consideration of the fertility of the plot, I agree that a future horticultural or agricultural use is unlikely and a public outdoor recreational use may not be easy to achieve. However, at the outset of this chapter I agreed with the argument advanced by the Environment Department that any limited infilling policy should not apply to AHLQ, as all discretionary developed should be resisted in such areas to conserve or enhance the appreciation of the landscape characteristics. Given the location of the site within a wide swathe of AHLQ, on a broad-brush basis I cannot dissent from the judgement of the Environment Department that this land should be included in that definition. Consequently, I cannot recommend any policy relaxation that might enable the development sought without risking cumulative harm to the primary objective of the plan.

Recommendation

4.770 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in the locality.

Land between Sullom Voe and Finlandia, Rue du Marais, Vale

Representation: 399 Mr D M Le Marquand and Stephenson Declaration Trust

Further Representations: 875 Mr & Mrs T W Roussel; 961 Mr D J Le Prevost; 1075 Mr P J Walker; 1108 S & K Torode; 1334 Mr A M Lamb; 1423 Mr & Mrs C Lowe

Issue:

- *Whether this land is appropriate for residential development including one or 2 dwellings*

Conclusions

4.771 Advocate White argued that this modest field set amongst houses would be suitable for development of 5-6 dwellings, though as it is akin to an infill site a formulation that would accept one or 2 dwellings would be acceptable. She noted that most of the counter-representations were over concerns such as traffic and drainage and not over the loss of open land in itself. The scale of development envisaged in this case, unlike on La Planque Vinery [Representation site Nos 253/254 - see paragraphs 3.82-3.87 and 4.28-4.38 and 4.44-4.45] would not materially affect such matters.

4.772 The Environment Department indicated that it would still be concerned over the cumulative effect if policies were relaxed to allow proposals such as this. The consequence could be that the locational strategy of the plan could be undermined and investment necessary for urban renewal diverted. As indicated by Advocate White, one of the further representors was not necessarily opposed to infilling 1 or 2 dwellings but concerned over the cumulative impact of the various proposals in the locality (875). The

further representors generally do express concerns over traffic on Ruettes Tranquilles and risk of increased flooding but some also refer to pressure on schools and do specifically oppose the loss of greenspace.

- 4.773 Given its size at almost 1 acre, the depth of the field bounded for the most part by horticultural or open land to the rear and the good grass sward which I noted on my site visit, I am far from convinced that this site would fall within the limited infilling policy that I have recommended even if it were not designated AHLQ. Although on the edge designated area, I am satisfied that the marais landscape is evident and I have accepted the plea from the Environment Department that there should be no relaxation of housing policies in such areas to give maximum opportunity to appreciate the landscape characteristics, as required by Strategic Policy SP31. Thus, although traffic and drainage issues could be addressed via policies RGEN7 and RGEN12, I cannot recommend any relaxation that might facilitate the development sought.

Recommendation

- 4.774 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in the locality.

Land at rear of Chenonceau, Rue des Marais, Vale

Representation: 1160 Mrs A Jurkiewicz

Further Representations: 1377 Mr G D Le Poidevin; 1424 Mr & Mrs C Lowe

Issue:

- *Whether this land is appropriate for residential development including one or 2 dwellings*

Conclusions

- 4.775 Mrs Jurkiewicz seeks a relaxation in Policy RH1 to allow development for family use. The unused and overgrown field at the rear of the frontage bungalow once occupied by her parents is about 0.75 acres in extent. Development could comply with clauses b) and c) of Policy RH1. A caveat should be added indicating that new housing would be acceptable where the effect on amenity would be minimal and the land has been held by a family for future generations.
- 4.776 The Environment Department indicated that development cannot be restricted to family occupation and that they oppose a minimal impact formulation because it would allow many similar proposals to come forward across the Island, the cumulative effect of which would be to undermine the locational strategy of the plan. This would be the case whether a site is on a road frontage or backland. The further representors oppose any relaxation that would enable this land to be developed fearing the effect on traffic, drainage and schools and because it is within a wide area of open land behind the ribbon of development along the road. Development of this field would inevitably set a precedent for adjoining land.
- 4.777 At the outset of this chapter in general comments on Policy RH2, I indicated that even were the proposed new Island Development Law to be in force, I do not anticipate that a policy would be possible to restrict occupation to family members. As the land is

backland extending out into an area of AHLQ which clearly has marais character, I agree that its development must inevitably set a precedent for other nearby areas. At paragraph 4.16 above, I rejected a minimal impact formulation because it would be too open-ended and lacking in locational specificity with the likely Islandwide consequences feared by the Environment Department. I cannot therefore recommend any modification that would assist the aspirations of this representor.

Recommendation

4.778 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in the locality.

Land at Pont Perrin vinery, Les Rouvets, at rear of Maybush, Les Rouvets and adjacent to Acacia Close off Rue Mainguy and at Meadowbrook at junction of Rue Mainguy and Les Rouvets, Vale

Representations: 286 Mr A W Le Page; 1554 Mr & Mrs M D Le Poidevin; 1555 Mr D Mechem (2 sites)

Further Representations: 426 Mr & Mrs M D Le Poidevin; 427 Mr D Mechem; 936 Acacia Close Residents Association; 1556-7 Acacia Close Residents Association

Issue:

- *Whether any of these areas of land are appropriate for residential development*

Conclusions

4.779 These 4 representation sites are all located east of Acacia Close between Rue Mainguy and Les Rouvets. They occupy almost all the Green Zone 3 zoning under the current RAP Phase 1 which exists between isolated built-up and conservation area zonings. Mr Le Page (286) wishes to retire from operating Pont Perrin vinery but there is a lack of potential buyers. It is argued that if the glasshouses were simply cleared in view of their age, there would be a very hard edge to the Acacia Close housing development. The case that residential development of that vinery would be an enhancement rather than being harmful to the rural environment is supported by Mr & Mrs Poidevin and Mr Mechem. They also argue that development would be able to use available services and facilities. Their vinery or former vinery sites (1554 and 1555) would be able to be developed together with the Pont Perrin Vinery. The development could provide affordable housing in the rural parishes where many who were brought-up would wish to live. The policy of forcing all new development into the UAP area is regarded as likely to cause social problems and they doubt if there would be interest from farmers even if the whole area were to be cleared.

4.780 The Acacia Close Residents Association opposed development on any of the sites which they consider would be incongruous. Intensive developments would have inadequate access likely to cause traffic problems. There are also potential drainage problems given the number of drouths that might be affected in a flat low-lying area. They support the RAP as drafted. The Environment Department pointed out that if social housing were to be intended, this area would not meet the criteria in draft policy RH2 concerning location directly adjacent to existing States housing. If not for social housing, housing on such a

large vinery area – an area that might accommodate more than 30 dwellings – would wholly undermine the strategy of the plan.

- 4.781 From what I saw on my site visit, I noted that almost all the glass houses are aluminium framed and under cultivation. The cleared western portion of Mr Mechem's land was in use as a paddock for horse grazing. In such circumstances, to accept development would be in very clear breach of Policy RCE5. I am far from convinced that even if it were impossible to continue production in the glasshouses whether those within Pont Perrin vinery or those rented out, it would not be possible to secure other open rural uses such as equestrian activity. Although I have proposed modifications to Policy RH2 to remove the requirement to be directly adjacent to States housing, the alternative requirement recommended of being within or in close proximity to Rural Centres would equally not be met by these sites. I am also not convinced that what is envisaged would fall within Policy RH2 even with the added flexibility which I have recommended in terms of agency. Thus, the only way in which such a large area could be considered for housing, while keeping the strategy any where near intact, would be by way of a site specific allocation. However, at the outset of this chapter, I accepted that there is no numerical case for allocations for new housing being required in the rural area and, even if there were, I consider that given the existing use and location there would be very many sites which would be a higher priority for consideration. Thus, even though traffic and drainage concerns would be able to be addressed under Policies RGEN7 and RGEN12, I do not consider that any modification would be warranted that might give encouragement to what is sought by the representors.

Recommendation

- 4.782 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land between Delmore and Kianty at L'Etonnellerie Lane, Rue Mainguy, Vale

Representation: 847 Mr A L Smith

Issue:

- *Whether this land is appropriate for residential development for 2 dwellings for family members*

Conclusions

- 4.783 Mr Smith argues that this disused vinery site which has not been in production for 3-4 years should be able to be developed in a way comparable to the clos to the north east to provide housing for his children. Not everyone wants to live in the UAP area but all new housing is being directed there. He suggests that such development could be construed as infilling, or that a minimal impact formulation or a site specific zoning could be applied.
- 4.784 The Environment Department pointed to the impossibility of restricting occupation to family members and doubted whether a workable definition of local would be possible. Recent building nearby arose from the patchwork zonings under the current RAP Phase 1. They do not consider therefore that there is any justification for policy amendments which would facilitate the development sought.

4.785 From my site visit I noted that the aluminium framed glasshouses, although disused and unkempt, were not derelict. To replace such accommodation with housing would be in direct conflict with Policy RCE5. At the outset of this chapter in general comments on Policy RH2, I accepted that even after the enactment of the proposed new Island Development Law it would be unlikely to be feasible to apply policies restricting occupation to family members. No provision for planning agreements currently exists. Even if a definition of ‘local’ could be agreed, difficulties in applying a local occupancy policy would also seem fraught with difficulty in a Guernsey context. I only suggested that there *might* be a future role for such a concept in the far rural western parishes to supplement some form of rural exceptions policy *if* no other more appropriate means of providing affordable housing could be devised in that area where there are no currently defined Rural Centres and most of the land is AHLQ. This site is close to the UAP area where I would not regard such a policy to be either necessary or feasible. As the site itself is approaching half an acre in area and there is other vinery or cleared land to the east and west on the frontage to the lane, I do not consider that the land could be construed as an infilling plot. I have also rejected the minimal impact formulation as too open-ended and lacking in locational specificity and agreed with the Environment Department that there is no numerical case for housing allocations being necessary in the rural area. Thus, I cannot see any modification that would enable the development sought without opening the ‘floodgates’ as feared by the Department.

Recommendation

4.786 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land north of Les Prins estate and adjoining Barras Clos, Barras lane, Vale

Representation: 49 Mr S Le Prevost

Further Representations: 692 Mr R Blanchford; 696 Mrs H Hockaday; 697 Mrs H Gale; 725 T R & R M Willey; 782 Mr D J Goubert & Mrs M L Scales; 784 Ms L Joly; 804 Mr & Mrs J Rossiter; 822 Mr I S Blatchford; 827 Mr & Mrs W MacDonald; 841 Mrs L Le Vallee; 945 Mr & Mrs P J Falla; 991 Mr P L Matthews; 1018 Mr & Mrs S Tayler; 1024 Mr & Mrs G Foote; 1112 Les Prinses Estate Company Ltd; 1278 Mr B Rickard (representing 41 households); 1295 Mr & Mrs R Seal; 1337 Mr J H Smith on behalf of Les Prins Lane Residents (representing 7 households); 1363 Mr P J M McCracken

Issue:

- *Whether either of these areas of land are appropriate for residential development*

Conclusions

4.787 On behalf of Mr Le Prevost, Advocate Ogier argued that these fields adjoining the Les Prins Estate are good locations for development as the flat land would minimise development costs. The new Island Development Law would enable planning covenants to be made which would enable such developments to serve a social housing purpose under Policy RH2 and would enable housing for local people to be provided on this land

provided that the AHLQ designation is withdrawn whether or not the development is in association with the States. The UAP and RAP together show undue concentration of housing at St Peter Port and the Bridge, particularly for flats and small units. There should be allocations within the RAP area like the HTAs that could be brought forward when needed for family housing and Policy RH1 should be amended to allow development where, taking account of the need for conservation and enhancement and the site characteristics, it would be appropriate.

- 4.788 The Environment Department stressed that in order to meet the strategic housing requirement there is no need to make housing allocations in the RAP area under Policy RH1. To qualify under Policy RH2, housing must form part of the Corporate Housing Programme and that did not seem envisaged. As Les Prins Estate is not a States development the locational criteria in the policy would not be met. The further representors are concerned over encroachment into AHLQ – the largest green area in this part of the Island. Historic features had already been lost but this does not justify developing on greenspace. The Environment Department confirmed that the general locality demonstrates marais landscape characteristics between sandy mielles to the west and the lowland hougues to the east and south. The further representors also raise drainage concerns as the douits already flood in winter and water tables have risen since previous developments in the locality. They also suggest that there would be adverse effects on wildlife, particularly winter feeding birds. Good agricultural land would be lost. The glasshouses formerly on the northern part of the site that is now overgrown were cleared many years ago and the area farmed for 25 years or so. Access would not be available via the Les Prins Estate nor the unmade Prins Lane. There could be issues of disturbance and privacy. Overall the further representors support the primary objective of the RAP Review of conserving and enhancing the rural environment and consider that what is sought is fundamentally in conflict with that objective.
- 4.789 From what I saw on my site visits, I am satisfied that these sites are part of an area of farmland rightly designated AHLQ in view of mielle or marais character and which should thus be protected from development under Policies RCE1, RCE3 and RCE5. The areas may have been less intensively used in recent years and thus become overgrown or more waterlogged but this does not justify development. Thus, even if policies such as RGEN3, RGEN7, RGEN11 and RGEN 12 could address wildlife, access, neighbourliness or drainage issues, I do not consider that there would be a case for giving any encouragement to development on what apart from La Ramee must be the most extensive area of farmland in the north of the Island. Even if that were not the case, I agree with the Environment Department that the kind of housing envisaged would not appear to fit within the concept of social housing addressed under Policy RH2, even as slightly widened by my recommendation, and would also fail the locational tests of that policy whether as drafted or proposed to be modified. I have also agreed that there is no numerical case for housing allocations in the RAP area under Policy RH1 at the present time and the very vague formulation offered as an alternative amendment to Policy RH1 would be far too open-ended and lacking in transparency or specificity.

Recommendation

- 4.790 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above nor to the AHLQ in the locality.

Land at Barras Lane Vinery, Barras Lane, Vale

Representation: 212 Mr M Seabrook

Further Representations: 1060 Mr P J Falla; 1183 Mr & Mrs P M Porter

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.791 Mr Seabrook argued for greater flexibility within Policy RH1 to avoid undue concentration of housing in the urban area. Among other suggested amendments (as advocated by Mr Le Page on behalf of a number of representors), Mr Seabrook suggested that infilling of up to 4 dwellings could be appropriate so as to allow some new build housing in the rural area. This would enable a strip of land on the frontage of the vinery which has to be kept mown to prevent weeds seeding, but is not in productive use, to be developed. The area of just over a vergee is behind a 12 ft high granite wall which separates it from wider open areas to the north-west while there is a small industrial area directly opposite. Permission was refused in 1996 to extend glasshouses onto the land because of its Green Zone 2 designation and the fact that the original glasshouses on the land had been removed following the 1987 hurricane. Consequently, glass has to be rented elsewhere to fulfil contract commitments.
- 4.792 The Environment Department do not support any relaxation of Policy RH1 as they consider that such is not necessary and question whether infilling of as many as 4 dwellings could fall within normally accepted definitions of infilling. If such a liberal interpretation were to be adopted, they would be concerned that the cumulative impact of many such proposals undermining the strategy of the plan even if some individual proposals might be unobtrusive. They urge that there should be no relaxation at all within AHLQ and, notwithstanding the granite wall, defended the designation of the western part of the site because it is within an area showing the transition between marais and lowland hills landscapes. Finally, they point out that Policy RE2 of the draft RAP Review is more flexible in terms of horticultural development than the equivalent Policy HT2 in the adopted RAP Phase 1.
- 4.793 Mr Falla argues that the land is good agricultural land so that if it is not required for horticulture it ought to revert to agricultural use in line with Policy RCE5. This would avoid increasing traffic and flood risk in the area. Although he had originally thought that representation applied to the land currently occupied by glasshouses, he still sustained his further representation. Mr & Mrs Porter stress traffic concerns.
- 4.794 For my part, although I can appreciate the difficulty of reconciling the existence of the granite wall and the concept of the AHLQ sweeping across Barras Lane, such walls are characteristic features of the northern part of the Island and must be disregarded if the broad-brush approach of the Environment Department is to be followed and the patchwork zonings of the current plans replaced. Thus, I do not recommend any modification to the designation of the western portion of the site simply because of the existence of the wall and the built development north of the lane. I also agree with the Environment Department that an undeveloped gap capable of taking at least 4 dwellings must fall outside any normal definition of infilling as the gap is more than small. At the

prevailing density of the area to the west, this site would take 5. I further agree with the Department that any policy relaxation should not apply within AHLQ in order that the landscape characteristics can be appreciated to the maximum degree possible. Thus, although I have recommended inclusion of a limited infilling policy to apply in non-designated built-up areas, I do not consider that it would or should be extended to apply to this site. Rather, Policy RE2 would appear to offer prospect of securing beneficial use of the strip of land on the frontage of the vinery.

Recommendation

4.795 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in the locality.

Land at Courtil de L'Epine, Les Hauts Courtils Lane/Grand Maison Road, Pleinheume, Vale

Representation: 997 Mr & Mrs P M Le Page

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

4.796 Mr and Mrs Le Page seek to modify policies to enable construction of a dwelling on this field to be able to provide care for the elderly head of their family who lives nearby and to house several generations and their business. To facilitate this rezoning is sought. They recognise that the Strategic and Corporate Plan imposes constraints on rural housing to conserve the countryside, but would hope to see relaxation in the next Strategic and Corporate Plan (understood to be likely to be approved by the States in 2005) so that young families have a chance to bring up children in the countryside.

4.797 The Environment Department stressed that they see no need for any relaxation of housing policies at the present time as the strategic housing requirements are being met even without release of HTA land. They are not aware of any changes that might affect the housing policies of the RAP being canvassed for the next review of the Strategic and Corporate Plan. This land demonstrates all the characteristics of lowland hougue landscapes and is therefore rightly designed AHLQ. From what I saw on site, I agree with that conclusion and I can see no possible justification for policy modifications which would enable housing development of this tree lined field which has such an attractive rural character and an apparent ability to produce grass crops that ought to be capable of either agricultural or equestrian use. I would hope that the various other policies of the plan might enable the particular family needs raised to be met in other ways.

Recommendation

4.798 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in the locality.

Land at Hawthorn, Rue Colin, Vale

Representation: 52 Mr J Bewey

Issue:

- *Whether this land is appropriate for one or two dwellings*

Conclusions

- 4.799 Mr Bewey seeks to infill one or two dwellings adjoining ‘Hawthorn’ like many which have been added in the road since 1958. They could be used to house children currently being educated off the Island. The area was once a vinery though the glasshouse area to the rear is now used for car repairs. Attempts had been made to get the frontage area used for growing but those had proved not viable.
- 4.800 The Environment Department sought to resist any relaxation of policy that might sanction infill development because of the cumulative impact on the locational strategy of the plan even if any particular proposal might be unobtrusive.
- 4.801 It seems to me that in this instance the planning status of the workshop uses may be the key to the appropriate future use of this land. If the car repair use is either authorised or immune from enforcement action, then I doubt the reality of any expectation that the frontage land might be used for agricultural or other open rural uses in accordance with Policy RCE5. Though there would be neighbourliness issues in relation to the car repair sites (which are far from attractive visually), the frontage width appears in principle suitable for two dwellings. Although the dwelling to the north is within AHLQ, this site itself is non-designated. Thus, if there is no realistic prospect of an open rural use being established use for a pair of dwellings would appear to fall within the limited infilling policy which I have recommended. As indicated when making this recommendation, given the tight limitations suggested, I do not consider that it would result in a flood of proposals across the RAP area.

Recommendation

- 4.802 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Elmsdale, Houmet Lane, L’Islet, Vale

Representation: 214 Mr B Langlois

Further Representations: 1047 Mr & Mrs G Duquemin; 1219 Mr M Le Page

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

- 4.803 Mr Langlois argues that the policies of the plan are too inflexible and will prevent people from being able to live in the parishes to which they have links. He puts forward a number of suggested amendments (on the lines of those advanced on behalf of a number of clients of Mr Le Page) but suggests that three would have particular relevance in the context of the Houmet Lane frontage of his property, any of which might enable an additional dwelling to be provided, perhaps to enable grown up children to return to the Island. They are replacement of the dwelling by two; replacement of the modest brick with pitched slate roof building on the Houmet Lane frontage which was formerly a packing shed for vinery that extended back northwards prior to the removal of the glasshouses around 18 years ago; and finally, infilling on that frontage.

- 4.804 The Environment Department saw no need for any strategic relaxation of policies and opposed inclusion of an infilling policy because even if a particular proposal might be unobtrusive, the cumulative effect of many such proposals would undermine the locational strategy of the plan. They accepted however that the immediate frontage to Houmet Lane is zoned built-up in the RAP Phase 1 where infilling would not be opposed. Thus, under current policies his aspiration might be possible either by way of replacement of the general purpose building on the frontage or its conversion and extension. Both further representors accepted that infill or replacement development on the Houmet Road frontage would be appropriate but opposed development in depth, particularly any proposal to build on the grassed area where glasshouses formerly stood. Building on that land would harm their outlook and be contrary to the objectives of the RAP Review of conserving open land.
- 4.805 Clearly what is sought by Mr Langlois would appear possible under the provisions of the current plan. However, if the matter is not resolved by the time that the RAP Review comes to be adopted there would appear several possibilities open. While the general purpose building is of modest size, it has an upper window in the gable and would appear capable of being the base for a conversion scheme under Policy RCE14, a policy that does not rule out extensions. Again the subdivision Policy RH3 does not rule out some extension as part of a conversion scheme, though the Environment Department have cautioned against seeking to extend that policy in effect to add a semi-detached dwelling. Most simply, I have not been persuaded that a carefully limited policy allowing infilling up to a maximum of 2 dwellings in a gap in a built-up frontage in non designated areas would open floodgates for many similar proposals. I have therefore recommended inclusion of such a policy to give a modest additional flexibility and enable effective use to be made of urban land. Adding a single new dwelling to the frontage to Houmet Lane would fall within such a policy but seeking to add a dwelling in the backland would not. There, with vinery land to the west there is no gap which could be infilled, even if the land is already deemed amenity land or could be taken into the residential curtilage under Policy RCE6.

Recommendation

- 4.806 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at the Hotel Houmel du Nord, Grand Havre, Vale

Representation: 293 Guernsey Brewery (1920) Ltd

Further Representations: 773 Mrs M Ogier; 1010 Mr J H Dempster

Issue:

- *Whether residential redevelopment of this property would be appropriate*

Conclusions

- 4.807 On behalf of the owners, Advocate Collas urged modification of Policy RH1 so that it would permit replacement of buildings and not merely replacement on a one-for-one basis of existing dwellings. The history of proposals to secure residential development of the site was outlined since it ceased to be used as a hotel in the early 1990's as, in the Brewery's view, it would not be financially viable to seek to upgrade it to the standards now expected in the hotel trade. A 1999 letter was submitted indicating that the

Guernsey Tourist Board did not oppose the loss of the hotel because it was not regarded as forming part of the core bed-stock, not having held a Boarding Permit since 1990. Proposed redevelopment for 10 units was rejected by the Island Development Committee in October 2000 in principle as being in conflict with RAP Phase 1 and, although an appeal to the Royal Court was initially successful in so far as it was ruled that the Committee were not debarred from considering such a proposal on its merits, on further appeal to the Guernsey Court of Appeal, it was held that the Plan did not authorise more than two dwellings by way of limited infilling within built-up areas and that any larger scale proposals were required to be on specified development sites. The Court of Appeal regarded the difference as being too great to be considered as a minor departure. Subsequently, a proposal for 3 dwellings has been rejected. Thus, at the time I heard this representation, a maximum of two new dwellings only appeared sanctioned by the strict terms of RAP Phase 1. Under the terms of the RAP Review, the company are concerned that not even a total of 3 dwellings would be permitted on the entire site, having taken the existing manager's house into account. The developers seeking to make use of the site do not regard conversion as feasible given both the condition and the configuration of the property.

- 4.808 Mrs Ogier (773), the former leaseholder of the hotel and who is in litigation with the Brewery Company over the termination of her lease in 1991, opposed any relaxation of policies that would assist in the redevelopment the hotel. She argues that it is a building of character that should be retained as a landmark whether or not a hotel use can be resumed as it could have a variety of other uses including the arts. If redevelopment had to take place it could be for tourist purposes. Conversely, Mr Dempster supported relaxation of the policies in order to remove the current dereliction. He suggested that the one-for-one replacement concept could not be applied to a site like this with its mixture of accommodation including the manager's wing, the hotel bedrooms and the former staff accommodation in the old German hut.
- 4.809 The Environment Department opposed any policy relaxation including 'short-circuiting' by redeveloping an approved conversion scheme, as they suggest that the cumulative impact of many proposals would undermine the locational strategy of the plan. Thus, in terms of new build housing, if a conversion route under Policy RCE14 were not to be followed, the company would be better placed under the terms of the current RAP Phase 1. The loss of the tourist accommodation had apparently been accepted, notwithstanding the more stringent terms of Policy T5 of the current RAP Phase 1 and would thus be likely to be accepted under Policy RE12 of the draft RAP Review. Nevertheless, redevelopment to create tourist accommodation would be sanctioned by Policy RE11. No evidence was placed before me to demonstrate the financial feasibility or otherwise of such a course of action, but in planning terms it would remain an option under the RAP Review.
- 4.810 From what I saw on my accompanied site inspection of both the inside and surrounds of the hotel, I agree with Mrs Ogier that the main part of the hotel has some character and its redevelopment might therefore be an issue under Policy RCE13. I accept, however, that with the more recent extensions the layout is complex and would no doubt require imaginative treatment whether an upgrading for tourist purposes or a conversion to residential accommodation were to be contemplated. Clearly, very substantial upgrading would be necessary in addition to basic remediation to make good the deterioration since

the property was last in use. Nevertheless, while no structural surveys were provided and there was some evidence of water penetration in parts of the property, I saw nothing to lead me to believe that the evident deterioration was anything more than superficial.

- 4.811 In response to a number of representations, including those that I shall address in Chapter 5, I have concluded that in very limited circumstances replacement of a non-residential building by residential accommodation could be appropriate. If sufficiently conditioned it need not increase the yield of dwellings in the RAP area. The principal condition, as recommended, would be that a scheme of conversion had first secured detailed planning permission and Building Regulations approval to demonstrate that it would be feasible in terms of policy and physical requirements. That being so in relation to this particular site, it would be necessary for the Brewery or developers on their behalf to explore the potential conversion possibility under Policy RCE14 as a prelude to any redevelopment scheme. From what I saw, there must be some doubt whether the former hatted staff accommodation would meet the test of being sound and substantial, but no doubt the potential of all the structures on the site could be examined. However, if a conversion route (and through that the possibility of redevelopment with a comparable volume of accommodation) could not be progressed, then the only other possibility that I could contemplate without undermining the strategy of the plan would be whether the site might be deemed to fall within the limited infilling policy which I have recommended to apply within non-designated built-up areas. Even were that deemed applicable, notwithstanding the depth of the site, as the limitation would be to no more than 2 dwellings, the recommended policy would not provide for any greater number of new units than the current RAP Phase 1. I can see no reason to justify any greater relaxation of policies simply to address the particular characteristics and history of this site.

Recommendation

- 4.812 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above.

Land at Les Annevilles Farm, Rue des Annevilles, Vale

Representation: 398 Mr D M Le Marquand

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.813 Mr Marquand seeks an amendment to Policy RH1 so that this field could be developed for housing in view of the fact that there is housing to the south and by being non-designated it is recognised as being of less landscape value than other land to the west. Good access is available from Les Rouvets Road.
- 4.814 The Environment Department indicated that in law even if the field had once had glasshouses on it, it would be regarded as agricultural land. They also pointed out that the policies of the plan preclude new residential development on both AHLQ and non-designated land apart from social housing under policy RH2 in certain locations that are not applicable to this land.

4.815 While reference was made to the possibility of extended residential curtilages under Policy RCE6 that is a separate issue from facilitating residential development. The field is part of a wider open area between Rue des Annevilles and Route du Camp du Roi. The area of land could not be regarded as meeting infilling criteria and is too large to be contemplated as a residential site unless specifically allocated. At the outset of this Chapter I agreed with the Environment Department that there is no numerical case for housing allocations under Policy RH1 in the RAP area. Consequently, in furtherance of Policy RCE5, I do not consider that any modification is warranted in relation to this site.

Representation

4.816 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land adjacent to Soleil Cottage and at Camp du Roi Cottage, Route du Camp du Roi, Vale

Representations: **263 Mr W A Blackler; 1367 Mr T R Bougourd**

Issue:

- *Whether either of these areas of land are appropriate for residential development*

Conclusions

4.817 Mr Blackler argues that his plot of land is within a suburban rather than rural context and logically ought to be able to be developed rather than continuing to be sterilised as it is under RAP Phase 1 by a Green Zoning in an otherwise built-up frontage. It had been held for many years with the adjoining house to the north and intended for family use. Mr Bougourd makes similar arguments that a house would be conforming to the general character of the frontage. The old glasshouses on his site have not been used commercially since the 1950s and currently are only used domestically with part of the site hardstanding for the adjoining house.

4.818 The Environment Department stressed that their concern is on the cumulative impact of any relaxation that might allow development of these sites. They refuted any suggestion that housing is being artificially constrained as the 300 per year additional requirement set by the Strategic & Corporate Plan compares to the calculated need of 179 additional dwellings per year. Further, people are not being forced into the UAP as new development represents only a very small part of the total availability in the RAP area.

4.819 From what I saw on my site visits, these sites are classic infilling plots and whether they would fall within the terms of the limited infilling policy which I have recommended would turn on whether they are integral to the open land to the rear of the properties. A substantial cypress hedge separates the land adjacent to Soleil Cottage from the field to the rear. While the field has an access close to the adjoining house to the south (which would no doubt need to be retained) and it has been in common ownership with the frontage plot within recent years, the two areas currently appear distinct and there is no obvious functional or visual relationship. As for that at Camp du Roi Cottage, if the history recounted to the inquiry is correct, the land is already be in use ancillary to a dwelling and it is separated by a wall from the open land containing a glasshouse to the rear. Both plots therefore might well fall within the terms of the infilling policy which I

have recommended. Given the shallow depth of the plots, it is probable that each could only accommodate a single dwelling - certainly no more than two.

Recommendation

4.820 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Malvern and at Longue Rue Vinery, Longue Rue, Vale

Representations: 55 Mrs J Vining; 100 N & C Batiste

Further Representations: 684 Clos Raymond Leterrier Owners Association; 1105 Mr & Mrs C Johnson

Issue:

- *Whether either of these areas of land are appropriate for residential development including social housing*

Conclusions

4.821 These two sites occupy opposite sides of Longue Rue. Mrs Vining (55) points out that the pre-war glasshouses on her father's land are increasingly difficult to maintain and uneconomic to cultivate. Given the escalation of house prices development of plots for family members would therefore be appropriate. With regard to Longue Rue Vinery, Advocate Ferbrache suggested that as the land adjoins existing States housing it is ideally located for a mixed social housing development under Policy RH2, meeting all its requirements. The vinery has under an acre of glass so is below the size usually regarded as necessary for viability. The layout presented included the redevelopment of a small portion of the States housing (which is described by the representors as an 'undesirable' estate). As for not being in proximity to a designated Rural Centre, it is argued that there are sufficient facilities and amenities in the Camp du Roi and Hautes Capelles area to provide for the needs of occupants. And, even if not put forward directly as a Housing Department or supported Housing Association scheme, the proposed new Island Development Law would enable restrictive occupancy conditions or planning covenants to be imposed to ensure that social housing would be provided. Finally, with regard to traffic, too much regard should not be had for the layout as that could be varied and the demolition envisaged in Pont Vaillant Lane needs to be offset in any calculations.

4.822 The Clos Raymond Leterrier Owners Association are concerned at the traffic implications for Pont Vaillant Lane and Mr and Mrs Johnson, while also concerned over traffic issues including in relation to their own property, also express concern over the loss of horticultural and agricultural land and the potential impact on their outlook and privacy. With regard to the land at Malvern, the Environment Department stressed the absence of need for additional housing provision in the Rural Area as the UAP would be able to meet 90% of the strategic requirement. While affordability is an issue, there is only a limited degree to which the planning process can influence this and it does not mean that there is an essential need for more rural housing. As for the social housing suggestion, the Environment Department stressed the need for schemes to come forward under the Corporate Housing programme and confirmed that if a scheme as large as the

34 units illustrated were to come forward it would be expected to be in proximity to a designated Rural Centre.

- 4.823 As both vinery areas were in use at the time of my visit, housing development would clearly be in conflict with Policy RCE5 which I endorsed in Chapter 3. Even were that not so, given the size of representation site No 55 and the fact that it abuts open land to the rear, I do not consider that it could fall within the limited infilling policy that I have recommended and at the outset of this Chapter I accepted that there is no numerical case for housing allocations being required within the RAP area under Policy RH1. As for the social housing representation, again the vinery adjoins open agricultural land so I am not convinced that the limited size point could be sustained. I have also been persuaded by other representations that the requirement of the policy for sites to directly adjoin existing States housing has no logical basis and have recommended its deletion. Instead I have recommended insertion of a requirement that social housing should be at or within close proximity to Rural Centres in the interests of sustainable development. While I noted the scatter of facilities and amenities in Rue du Camp du Roi and Hautes Capelles, I consider that it would be very difficult to define a Rural Centre in such a context, and, as the greatest concentration is well to the north in the vicinity of the School, I consider that most would be beyond reasonable walking distance – the distance that defines close proximity. I am not persuaded that any further modifications would be warranted which would facilitate development of either site.

Recommendation

- 4.824 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Tigh-Na-Craig, Pont Vaillant Lane, Vale

Representations: 213 Mr & Mrs K Bisson; 416 Mrs H Askew

Further Representations: 682-683 Clos Raymond Leterrier Owners Association

Issue:

- *Whether either of these areas of land are appropriate for residential development including single dwellings*

Conclusions

- 4.825 It was argued by Mr Le Page on behalf of Mr & Mrs Bisson (213) that there should be greater flexibility in Policy RH1 to allow for additional development in the rural area as the Strategic & Corporate Plan does not require the RAP to restrict numbers of additional dwellings to 30 per year. The vinery to the rear of their property is too small to be viable. The Commerce and Employment Department accept that in future it is likely that horticultural establishments will need to cover at least an acre and perhaps be capable of expansion to 5-6 acres in order to produce cut-flowers, speciality tomatoes or pot/plug plants economically and this site is of smaller size with no obvious means of consolidation or linking up with adjoining sites. The various ways in which flexibility might be increased were outlined at the beginning of this chapter but would include replacement of buildings by dwellings, replacement of one dwelling by two or infilling. In this case it is suggested that building a dwelling broadly on the site of the former

packing-shed would provide an appropriate termination to the group of dwellings in the lane. While this need not affect the glasshouse area, it would be possible by way of a trade-off to consider clearance of the glasshouse area and its restoration to open land, like that to the south. On behalf of Mrs Askew (416), Advocate White similarly argued for greater flexibility, though in this case the land concerned would be essentially to the rear of the existing dwelling. It has already been cleared and part could remain as open land like that further south.

4.826 The Environment Department disputed the need for any greater flexibility and suggested that the kinds of flexibility sought would undermine the locational strategy of the plan by opening the floodgates on a flood of similar proposals, though minor extensions to facilitate subdivision would not necessarily be ruled out under Policy RH3. The further representors are primarily concerned over the traffic implications of these and other proposals in the vicinity of Pont Vaillant Lane. Were the principle of development not an issue, this is a matter that would be able to be addressed under Policy RGEN7.

4.827 I noted that the glasshouses on the larger area are disused and recognise that a source of funding might be required to cover clearance costs if an operator cannot be found. The States are due to receive a report on the possible resumption of an assisted clearance scheme in 2005, though a particular feature in this particular instance appears to be that other sites from which glasshouses have been cleared may separate the site of Representation No 213 from land in agricultural use. It may thus be more difficult to secure a future open rural use, though both sites are within the proposed La Ramee Golf Course area of search. In neither case would what is desired fall within the definitions of limited infilling which I have recommended as in one instance backland development is envisaged and in the other the distance to nearest built-development to the west leaves a gap greater than would be occupied by a maximum of 2 dwellings at the prevailing density in the locality. Thus, only if conversion of the packing-shed under Policy RCE14 or subdivision one or both the existing dwellings under Policy RH3 were to be possible would I see a way in which additional dwellings might be created, even allowing for the slight increase in flexibility which I have recommended earlier. I do not consider that any greater degree of flexibility could be justified without the adverse consequences feared by the Environment Department.

Recommendation

4.828 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Braye Road/La Bailloterie Lane next to Spiridisi and Le Villocq and at rear of Les Buissonnets Cottages, Braye Road, Vale

Representations: 746 Mr R Collas; 1094 Mr Longonnec, Mrs Tostevin & Mr P J Le Caer

Further Representations: 1007 Mr & Mrs A Warren; 1202 Mr & Mrs I Partington; 1291 Mr M Green; 1399 Mr & Mrs S Horsepool; 1468 Mrs F J Quevatre-Malcic

Issue:

- *Whether either of these areas of land are appropriate for residential development including social housing*

Conclusions

- 4.829 Mr Collas (746), on behalf also of his two sisters, argues that policies should be modified to enable the 1.5 acre field at the junction of the two roads to be developed for social housing for first time buyers. Access could be taken from La Bailloterie Lane to avoid traffic problems on Braye Road and the development could nevertheless include frontage construction to Braye Road to reflect that adjoining while retaining the granite wall. The field which is grazed or cut for silage by a tenant farmer has been used as part of the La Bailloterie campsite in the past but is no longer required. The representors concerning the 1.22 acre field at the rear of Buissonets Cottages similarly seek a modification to the housing policies which would enable extension of the housing on the frontage. The land has been unused for many years and is overgrown. It is argued to be too damp for livestock but development could meet a variety of needs including sheltered housing.
- 4.830 The Environment Department oppose any relaxation of policies that would facilitate development of such large areas of land. Social housing under the RAP Review is only that which would be provided as part of the Corporate Housing Programme and there is no requirement for housing allocations under Policy RH1 in the rural area. The further representors all are concerned to avoid development on this area of AHLQ in order to keep a green area in the locality and most also express traffic concerns. Some refer to the low-lying nature of the land as former sea bed while still acknowledging the valuable agricultural role of the larger field.
- 4.831 For my part, at the outset of this chapter I accepted that there is no numerical case for the allocation of housing sites under Policy RH1 in the RAP area. These fields are too large to be considered for development by any other means. Locationally, too, the area does not meet the test that I have recommended for sites under Policy RH2. Neither does it meet those of the policy as drafted. Given that the location is so close to the UAP area, the case for social housing must be reduced given the opportunities for such development in the HTAs and MURAs. In addition, in Chapter 3 I recommended a strengthening of the policy to protect agricultural land. Thus, although certain specific issues such as traffic or flood-risk might be able to be addressed under Policies RGEN7 and RGEN12, I can see no justification for any relaxation of policy to facilitate development of either of these fields. Such would be wholly contrary to the objectives of the plan.

Recommendation

- 4.832 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Former Kenilworth Vineries, Route Militaire, Vale

Representation: 2(part) Mr K Opie

Further Representation: 699 Mr S Coxon; 1216 Mrs F J Quevatre-Malcic

Issue:

- *Whether this land is appropriate for residential development including social housing*

Conclusions

- 4.833 Excluding the field to the south of the developed part of the site, the area occupied by the former offices and packing shed (which are now occupied by a number of businesses), ancillary structures, parking areas, the remaining glasshouses to the rear and the largely cleared area to the north is about 6.5 acres. As an alternative or in addition to industrial or commercial development (considered in Chapter 5), Mr Ozanne on behalf of Mr Opie argued that the land could be appropriate for a major housing development and not merely a change of use of further parts of the central building which currently includes a flat to further flats. 60 units might be able to be accommodated on the glasshouse and former glasshouse area to reflect the residential emphasis along the Route Militaire.
- 4.834 The Environment Department stressed the lack of need for housing allocations in the rural area particularly given the HTA and MURA sites within the UAP relatively nearby. Even in the UAP area only within such designated areas or within the defined settlement area and on brown field land do policies encourage residential development. The glasshouses and cleared glasshouse areas on this site would by definition be open land and not previously developed land as glasshouses are regarded in law as temporary structures on agricultural land. Mr Coxon (699) supported the view that all existing vinery land should be regarded as agricultural land and suggested that green zoning might be appropriate to emphasise the point. Comparable arguments are made by Mrs Quevatre-Malcic as AHLQ adjoins the site on two sides and the example of Guernsey Clematis Nursery opposite indicates how horticultural sites can still prosper.
- 4.835 At the outset of this chapter I agreed that there is no numerical case for making housing allocations in the rural area under Policy RH1 and this site would not meet the locational requirements of Policy RH2 whether as drafted or as recommended to be modified. Given the size of this site and that of Guernsey Clematis Nurseries opposite I also do not accept that this part of the Route Militaire has a residential emphasis. In Chapter 3 I endorsed Policy RCE5. I consider that it is vital for the conservation and enhancement of the rural environment that horticultural sites should revert to agriculture or other open rural uses if continuation or restoration of horticultural use cannot be achieved. Although some concrete strips have been left in the cleared northern area which is used for grazing, I can see no reason why an area as large as this should not be capable of full restoration to such use. Nevertheless, the existence of the remaining buildings, particularly in the centre and rear of the site, leads me to the view that at least for the present the non-designated status is correct as appreciation of the landscape character is lessened. However, I can see no reason to give any encouragement to residential development on the open areas or those still occupied by glasshouses and ancillary structures.

Recommendation

- 4.836 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land adjacent to Somerset, Route Militaire, Vale

Representation: 603 Mr J L Kershaw

Issue:

- *Whether this land is appropriate for a single dwelling*

Conclusions

- 4.837 Mr Kershaw seeks a modification of policies which would enable reinstatement of the permission granted in 1976 for a dwelling on the frontage of the narrow vinery site. It lapsed when not implemented for financial reasons. It is argued that the plot is essentially the only one in the locality that does not contain a dwelling.
- 4.838 The Environment Department indicated that the old policy of accepting dwellings on vinery sites had not been successful and had been abandoned after many had been sold off. No need is now seen for such dwellings and an infilling policy is opposed because it might apply to so many sites. Thus a flood of proposals might come forward across the Island undermining the locational strategy of the plan. In order to make use of urban land that might otherwise be unused, I have recommended inclusion of a policy accepting limited infilling on non-designated land within built-up areas subject to certain conditions which would ensure that there would not be a flood of proposals across the Island. There are two possible reasons why this plot might not fall within its terms. The first is whether the land is likely to have a continuing horticultural or other open rural use. Although the strip of land does have wooden glasshouses to the rear, the site is only of modest size and on the basis of other cases advanced probably unlikely to have a commercial future on its own. In such circumstances open rural use would probably only be likely if amalgamated with adjoining land, particularly the fields to the rear. Whether or not that would be the case would need to be carefully assessed and if so the realism of potential amalgamation would need to be considered. Secondly, there is an issue of whether the view through the plot to the open marais land to the rear is an important public view that warrants protection under Policy RCE7. If the answer is no to both questions, then I can see no reason why the limited infilling policy that I have recommended should not be applicable as the site is otherwise a classic infilling plot.

Recommendation

- 4.839 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Neverest Vinery, La Folie Lane, Vale

Representation: 1322 Mr A Dorey

Further Representations: 1511 Mrs F J Quevatre-Malcic; 1523 Mr Q R Vohman

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.840 Mr Dorey seeks a relaxation of Policy RH1 to enable a dwelling to be built at Neverest Vinery which is a state of disrepair. The fact that an ancillary building has been used residentially on the site within the last 5-10 years ought to be recognised so that it could be replaced by a unit more in keeping with its surroundings.
- 4.841 The Environment Department argue against any relaxation of policy that would consolidate the ribbon of housing in Folie Lane. For conversion to be considered a building has to be of sound and substantial construction and it is not clear that any part of

the structures on the site would meet that test. Mrs Quevatre-Malcic argues that merely because the vinery is semi-derelict and in part used for storage and as a base for a roofing company cannot justify development as that would undermine the whole basis of Policy RCE5 contrary to the primary objective of conserving or enhancing the rural environment. She also draws attention to the AHLQ designation abutting the site [see also Chapter 3 for her representation No 197 seeking extension of that designation.] Mr Vohman also considers the suggestion to be fundamentally contrary to the strategy of the plan and the underlying strategic requirements as well as being concerned over neighbourliness and traffic issues, the latter particularly in view of Folie Lane being a Ruelle Tranquille.

- 4.842 Any residential development of this site would be extending built development towards the more open eastern end of the lane. Given my endorsement of Policy RCE5 which seeks restoration of redundant vinery sites to agriculture or other open rural uses, I can see no grounds for any relaxation to Policy RH1 that might facilitate what is sought.

Recommendation

- 4.843 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land between Santa Anna and Greystones, Folie Lane, Vale

Representation: 265 Mr K Bishop

Further Representations: 700 Mr S Coxon; 715 Mr & Mrs A D Jenner; 953 Mr & Mrs S J Turvey; 1217 Mrs F J Quevatre-Malcic

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.844 On behalf of Mr Bishop, Advocate White sought an amendment to policy RH1 that would allow this land to be used for a pair of dwellings for his children. It would appear that the land came into family ownership in the 1950's and has not been used commercially for horticulture during that time, though it has been severed from the cottage on the adjoining site to the west which is occupied by Mr Bishop's sister. The glasshouse is simply used for fruit growing for domestic consumption. It is suggested that what is sought could constitute infilling and that although the illustrative plans did offer road widening, this would not be required to support such a modest development.
- 4.845 The Environment Department drew attention to the impossibility of restricting residential development to family occupation and opposed relaxation of policies that would facilitate development because of the cumulative impact of similar developments across the Island. The further representors are also concerned with possible precedent for housing development of vinery sites elsewhere in the locality as well as over the effect on the rural character of the area and increased traffic in a Ruelle Tranquille. Notwithstanding the traffic concern there is opposition to the idea of road widening with re-positioning of the granite wall on the frontage of the site and adjoining land.

4.846 Notwithstanding the figures given to the Inquiry, the dimensions on the illustrative drawing clearly indicate that the site is no more than 0.25 acres in size. This is borne out by observation at my site visit. It is thus very much at the minimum size that the Agricultural Adviser suggested might be useful for equestrian purposes where vinery sites are being restored to open land uses. Even if the site could be combined with the modest glasshouse area to the north a site barely of a size likely to have an agricultural potential would be created. However, from the evidence given to the Inquiry it would seem that the authorised use of the land is probably not horticultural but residential amenity land and probably no permission would be required to re-incorporate it into the adjoining residential curtilage. In such circumstances, development for two dwellings would fall within the limited infilling policy which I have recommended for non-designated land within built-up frontages as it is within a distinct if small cluster of dwellings. Otherwise the land would not appear to have an open rural use in prospect. No precedent for general use of vinery sites would be set and the issue of restricting occupation to family use, which I accept would currently be impossible and unlikely to be feasible even after enactment of the proposed new Island Development Law, would not need to arise. Any issues regarding the acceptability of the potential traffic would be able to be addressed under Policy RGEN7, but I agree that there would not appear to be any justification for road widening.

Recommendation

4.847 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Le Friquet Vinery, Rue des Haizes, Vale

Representation: 1429 Mr & Mrs I Archenoul

Further Representation: 1512 Mrs F J Quevatre-Malcic

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.848 The representors seek a relaxation in Policy RH1 that would enable low density residential development of this vinery site which has fallen into disrepair after it became uneconomic to operate. They suggest that the long-term environmental impact would be minimal, particularly if a dwelling were viewed as a replacement for the existing packing-shed and boiler house. Conversely, Mrs Quevatre-Malcic points out that the site is part of a wider area of AHLQ that stretches most of the way from Braye Road to L'Ancrese and that the policy of seeking open rural uses of derelict vineries should be maintained in accordance with the strategy of the plan. The Environment Department endorse the latter approach as sufficient provision has been made in the UAP area to avoid need for relaxation of housing policies in the RAP area. A minimal impact formulation would be likely on a cumulative basis to undermine the locational strategy of the plan. Nevertheless, the possible need for assistance to help clear derelict vinery sites is recognised and the States are due to receive a report in 2005 on the possible resumption of an assisted clearance scheme.

4.849 In chapter 3 I endorsed the approach of Policy RCE5 in seeking restoration to agriculture or other open rural uses where vineries have become disused or derelict as in this case. From my site visit I can also appreciate that the site forms part of a wider largely open area and that there are similar problems in relation to vinery dereliction on adjoining land. I can therefore understand the concern to avoid any precedent for conversion of vinery land to housing, notwithstanding the possible need for assistance in securing clearance. At the outset of this chapter in paragraph 4.16, I rejected the minimal impact formulation as too open-ended and lacking in locational specificity. I am therefore unable to suggest modifications that would facilitate what is sought.

Recommendation

4.850 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Rue de la Greve/Les Hougues, Vale

Representations **283 Messrs J Le Noury & R Webb; 1091 Mr & Mrs P Cairns and Mr & Mrs B Kilby**

Further Representations: **824 Mr & Mrs S Emmerson; 1174 Mr & Mrs G Johns; 1286 Mr & Mrs R J Tee**

Issues:

- *Whether either of these areas of land are appropriate for residential development including a single dwelling*
- *Whether the area should be AHLQ*

Conclusions

4.851 These two areas are on opposite sides of Rue de la Greve. Messrs Le Noury and Webb (283) suggest that the policies or zonings of the plan should be adjusted to allow for partial residential development of their site in keeping with the pockets of housing in the locality – perhaps on 0.25 acres out of the acre or so total. The policies ought to be more flexible and the minimal impact formulation for one or two dwellings was suggested. On behalf of Mr & Mrs Cairns and Mr & Mrs Kilby (1091), Mr Falla suggested that the housing policies in the RAP Review are unduly restrictive as the Strategic and Corporate Plan only requires a majority of new development to be within the UAP area, not the cramming in of all new housing. He suggests therefore that there ought to be an infilling policy like that in the UAP or commonly found within mainland local plans, examples of which were provided. This would at least enable an additional dwelling to be added on the frontage north of the existing cottage, even if general residential development is not accepted. To further this approach the AHLQ designation of the frontage was questioned.

4.852 The Environment Department argued that there is no strategic need to relax the policies in the RAP area as sufficient provision is made across the Island to meet the housing requirement set by the Strategic and Corporate plan. They suggest that the limited impact approach would lead to a proliferation of proposals as many comparable situations adjoining pockets of housing could be cited even in this one locality. As for the AHLQ designation, SP31 requires the distinctive landscapes of the Island to be protected. Here

the locality demonstrates the distinctive lowland hougues landscape. While generally opposed to any relaxation to include infilling within the policy to prevent creeping suburbanisation, such a policy particularly should not apply in AHLQ in order to avoid obscuring landscape characteristics. The further representors refute suggestions that there have been departures from policy in the immediate locality and strongly support the RAP as drafted in order to achieve the primary objective of conservation and enhancement of the rural environment.

- 4.853 From what I saw on my site visit, I can see no reason to disagree with the judgement of the Environment Department that on a broad brush basis this area is rightly designated AHLQ as the transition between the hougue and marais landscapes is apparent. Consequently, as I have accepted the argument that infilling should be precluded within AHLQ, this would in itself rule out the suggested infilling approach. However, in addition the infilling policy within the UAP would only be applicable within the defined settlement boundary, ie within a built-up area and I would not regard this locality as built-up. Rather it is predominantly rural with pockets of housing. This said I consider that a minimal impact approach is even more likely to undermine the locational strategy of the plan because of its potential widespread application. I am not therefore able to recommend any policy relaxation that would support the aspirations in these representations but rather consider that it is vital for the approach of Policy RCE5 to be adhered to. This would not prevent the possibility of creating a dwelling through conversion, if there is any building on the sites that could meet the tests of Policy RCE14.

Recommendation

- 4.854 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in the locality.

Land at L'Ancrese Road adjacent to Le Douit Lane, Vale

Representation: 287 Mr M P W Sebire

Issue:

- *Whether this land is appropriate for residential development including social housing*

Conclusions

- 4.855 On behalf of Mr Sebire, Mr Workman argued that the policies need to be more flexible to allow for affordable housing in the rural area so that families can remain in the locality of birth and so that social problems inherent in town-cramming can be avoided in the UAP area. This field is argued to be too small for farming and separated by a douit from the garden centre nursery to the rear. The outlook onto L'Ancrese Common indicates that residential development would have a good standard of amenity and dwellings could be provided via the Housing Department or a supported Housing Association to ensure that they met the perceived need.
- 4.856 This modest sized field was in use for storing a boat at the time of my visit, though it appeared suitable as grazing land, like much of L'Ancrese Common. As to the north the terrace of cottages fronts Le Douit Lane and to the south the nearest residential property is set back, I would not regard the site as a conventional infilling situation, particularly given its size and the existence of the Common to the front and the garden centre, albeit

in separate ownership, to the rear. In my view it forms very much part of the setting of the Common and the adjacent conservation area and it is perhaps surprising that it has been reduced to non-designated status. Be that as may be, Policy RCE10 would still be applicable and I consider that there is no reason why the land should not continue to be used for grazing land or some other rural purpose. I do not therefore recommend any policy modification that would encourage its development for either private or social housing.

Recommendation

4.857 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land adjacent to Les Palmiers, L'Ancrese Road, Vale

Representation: 639 Mrs G Newton

Further Representation: 1008 Mr & Mrs D J Lowe

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

4.858 Mrs Newton seeks amendment to policies that would enable a dwelling of comparable nature to Les Palmiers to be built on the plot to the south. It could enable family members to be accommodated. It is currently laid out as amenity land with shrubbed boundaries. It was thought previously to have been in horticultural use rather than an extension of the low-lying meadow to the rear, though there were conflicting indications at the Inquiry as to when the land de facto become amenity land attached to Les Palmiers. A 2000 refusal of permission for raising the land to create a building plot does not appear to imply that agricultural or horticultural use ceased so recently. Rather it was suggested to have occurred when in previous ownership. Mrs Newton argued that development need not worsen drainage and that if there were issues over creating a separate access across the Common, it could be provided via the Les Palmiers access.

4.859 Mr & Mrs Lowe's concerns are primarily twofold over drainage and access. If the land were to be raised they fear this could lead to their property being flooded as it is lower than those to north and south and at times water ponds up nearby. As for access, it is their understanding that the Commons Council are unlikely to approve an additional access. The Environment Department were concerned over the possible cumulative impact of any infilling policy even if a particular proposal might have limited impact.

4.860 Clearly there are real access and flooding issues that would have to be addressed under policies RGEN7 and RGEN12 if this plot were to be developed. I have recommended accepting limited infilling in non-designated built-up frontages, as I consider that with the limitations suggested it would not 'open floodgates' to large numbers of proposals as feared by the Environment Department. In this case whether the land is in authorised horticultural/agricultural use or is already accepted as being within a residential curtilage may be significant. If still the former, a significant question would be whether the land would be authorised for inclusion in a residential curtilage under policy RCE6 or whether it would be regarded as likely to have potential future in open rural use either on its own,

with the farmland to the rear or with the Common. Visually, in contrast to representation site No 287 considered above, I consider that the land reads as part of the ribbon of frontage development and not as part of the Common. Thus, given also the shallow depth which distinguishes from other land within the frontage to the north, I consider that it could well fit within the recommended infilling policy.

Recommendation

4.861 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land adjacent to Coyton and the Hide off Les Clotures Road, Vale

Representation: 1385 Mr J Martel

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

4.862 Mr Martel seeks a modification to the policies to enable a dwelling to be built on this derelict vinery that has been in his family since the 1930s and on which he has been trying to secure development for over 20 years. Two other bungalows have been built in the locality. Like other developments nearby they have been built on former vinery land. Development in a comparable manner would not be visible from the main roads and neighbours do not object. The Environment Department suggested that at least part of the explanation of apparent inconsistency of approach lies in the existence of built-up area zonings in the current RAP Phase 1 or earlier plans covering some nearby land, particularly that to the north-west. In contrast the vinery is zoned Green Zone 2. The strategic approach of the RAP Review requires a continuation and strengthening of restraint on residential development.

4.863 From what I saw on my site visit, I can appreciate the way in which development of this site might be inconspicuous and comparable to the other buildings north of the SNCI in the backland. However, the land between the lake and the more densely developed road frontages to north and west is lightly developed mainly former vinery land. While I recognise that on its own Mr Martel's vinery site would be unlikely to be large enough for economic production in current market conditions, I cannot see how in policy terms, it could be singled out for development without any policy relaxation also being applicable to other nearby land and by implication to many other parts of the Island. Consequently, I am unable to make any recommendation that would facilitate development of this land.

Recommendation

4.864 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at and adjoining Lowlands, Rue du Marais, L'Ancrese, Vale

Representation: 79 Mrs H Jenner-Arnold; 83 Mr & Mrs R W Harnden

Further Representation: 954 Mr I Hunter

Issue:

- *Whether either of these areas of land are appropriate for residential development including a single dwelling*

Conclusions

- 4.865 Mrs Jenner-Arnold (79) seeks to replace old sheds at the rear of ‘Lowlands’ by a dwelling for family occupation. She argues that the rear area has been unused for 30-40 years and given its rocky nature doubts if it has been of agricultural use since quarrying took place to the west. Mr & Mrs Harnden (83) seek to be able to undertake infill housing development on adjoining land to the east said to have been previously occupied by glasshouses. It too could serve family housing purposes. Mr Hunter (954) supports the AHLQ designation of the draft plan and considers that it is most important that greenspaces are retained in Vale.
- 4.866 The Environment Department stressed the lack of need to make provision for new housing in the RAP area given that 90% of the strategic requirement can be met in the UAP area. On the ‘Lowlands’ site they suggested that the only possibility would be if the tests of Policy RCE14 for a residential conversion of the sheds could be met. This does not seem likely, even irrespective of the AHLQ designation. Relaxation to permit development with minimal impact or as infilling was opposed because of the potential cumulative impact and particularly so within AHLQ. That designation was defended as the area to the west demonstrates the characteristic marais landscape. SP31 requires all the distinctive landscape types of the Island to be preserved and not just those that are more striking like the south coast cliffs.
- 4.867 Given the broad brush basis for the AHLQ designation, on my visit I saw nothing to lead me to disagree with the judgement of the Environment Department. The area north of the Rue du Marais is predominantly open land which, in the interests of conservation and enhancement of the rural environment of Vale, should remain so. Even if the land were not AHLQ, I am not convinced that the frontage east of ‘Lowlands’ would fall within the policy to accept limited infilling of non-designated built-up frontages which I have recommended. Only the south side of the road appears to have a built-up character. While the family housing issue was not pursued, at the outset of this chapter I accepted that restriction of occupation to family members is not currently possible and even after the enactment of the new Island Development Law is not likely to be feasible or appropriate. Thus, I agree with the Environment Department that there are no policy modifications that would met the aspirations of the representors without unacceptable cumulative consequences. The land on the road frontage has already been put to grazing use. In seeking open rural uses of former horticultural sites, Policy RCE5 accepts such use and also use for wildlife conservation and outdoor recreation if agriculture is not feasible.

Recommendation

- 4.868 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in this locality.

Land at Courtil Bisson Vinery, Rue des Landes, Vale

Representation: 139 Mrs S James

Issue:

- *Whether this land is appropriate for residential development including a single dwelling*

Conclusions

- 4.869 Mrs James seeks amendment of the policies to enable a house similar to those in the nearby clos to the south to be built on part of the Courtil Bisson vinery that has not been used since her husband's sudden death 3 years ago. It had subsequently proved impossible to get a tenant for the vinery. The new house would enable her existing house to be used by one of her grown-up children, neither of whom could afford to buy but would provide valuable services to the Island community thereby avoiding need for licensed workers. To subdivide the existing house would be to destroy a good family house.
- 4.870 The Environment Department expressed sympathy with all the circumstances outlined, but suggested that they could not be addressed within the strategic context of the plan. There is no current means to restrict occupancy to family members and a relaxation in policy that would allow dwellings to be built on vinery land could cumulatively undermine the locational strategy of the plan. They suggested use of Policy RH3 to subdivide the existing bungalow.
- 4.871 I too have sympathy with the situation outlined. However, I accepted at the outset of this chapter in general comments on Policy RH2 that there is no current means to restrict occupancy to family members and that even after the enactment of the proposed new Island Development Law such is unlikely to be feasible or appropriate. Moreover, to accept housing in place of glasshouses, particularly as they are not derelict, some are of relatively modern construction and are on land designated AHLQ, would clearly be contrary to the strategy embodied in Policy RCE5 and likely to set a very widespread precedent. Thus, I do not consider I can recommend any modification to policies RH1 or RH2 that would directly address the aspiration sought. The only possibility that I could discern at my site inspection, if the suggested route via Policy RH3 (or RH5) is not thought appropriate, would be to consider whether infilling a modest dwelling on the non-designated road frontage would fall within the terms of the limited infilling policy that I have recommended, subject to the application of policies such as RGEN5.

Recommendation

- 4.872 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Chouet Tea Rooms, Mont Cuet Road, Chouet, Vale

Representation: 17 Mr & Mrs Powner

Further Representation: 808 Mr & Mrs M F Cooper

Issue:

- *Whether it is appropriate to create a dwelling through replacement or only through conversion*

Conclusions

- 4.873 On behalf of Mr & Mrs Powner, Advocate White outlined the need to create staff accommodation at the Chouet Tea Rooms to enable recruitment and retention of suitable staff for appropriate opening hours and to provide on-site security in a remote location. Planning permission exists for an extension and the former IDC had suggested that there would be no objection to the creation of residential accommodation through conversion of the roofspace. However, in the proprietors view such a conversion would be awkward, expensive and unviable as too much space would be lost from the restaurant. The desired amendment of Policy RH1 would therefore be to enable a building to be replaced by a dwelling so that an extension or redevelopment could include both residential and restaurant accommodation, redevelopment being preferred as it would enable internal access to toilets to be provided and proper access for those with disabilities. Alternatively, policy could allow addition of staff accommodation at restaurants as sought elsewhere by other representors. Mr & Mrs Cooper, as customers who appreciate the way in which the business has been developed, support the representation. They do not regard the existence of the beach kiosk as in anyway a substitute for the tea rooms should the Tea Rooms have to close through inability to progress these desired improvements.
- 4.874 The Environment Department acknowledged that the tea rooms are an important resource for the locality but suggested that such additions and alterations that may be required could be provided under Policy RE4 as the Tea Rooms would fall within Class 19 of the Use Classes Ordinance. Staff accommodation has not hitherto been regarded as necessary at catering or retail establishments, unlike at those providing accommodation, so there is no policy provision for it to be provided other than through the residential policies of the plan. Thus, the only way to achieve the desired accommodation would be through the conversion of part of the existing building. If the accommodation were in a new extension or redevelopment it would be regarded as a new residential unit contrary to the strategy of the plan. They also oppose short-circuiting the conversion route by accepting re-development following an approved conversion scheme as they fear that this would lead to the creation of more residential units in the rural area. They do not regard the location of the Tea Rooms within AHLQ as likely to be a barrier to a partial conversion scheme as the external appearance is not out of keeping with other buildings in the locality, though a total conversion to a residential unit might be seen to be in conflict with clause a) as the building would not currently be seen as redundant.
- 4.875 I address the general policy issue of providing staff accommodation at restaurants in Chapter 5 in relation to another representation specifically on that subject. With regard to the possibility of short-circuiting a partial conversion scheme, I was wholly unconvinced by the argument from the Environment Department that this would necessarily result in the creation of additional residential units in the RAP area provided that sufficient safeguards were attached to ensure that only conversions schemes that fully met policy tests and were physically feasible were able to be replaced by new construction. I have recommended accordingly that conversion schemes that have gained full planning permission and building regulations approval should be able to be redeveloped to provide the accommodation sought by way of new construction, provided that the built volume is not exceeded. In this way more aesthetically pleasing schemes or schemes with greater

utility, practicality or economy might be possible where a building whose retention is not required on conservation grounds is involved. In this particular context, having viewed the property and its surroundings, I can see that it is on a restricted site where the potential for extensions to facilitate the improvements sought and creation of a residential unit primarily within the existing structure would be limited on any particular elevation, thereby making such a scheme likely to be more awkward and expensive to realise. Nevertheless, under the terms of what I have recommended in relation to housing policies the way forward would be to devise and gain all necessary approvals for such a scheme and then consider whether a better and more economical redevelopment could be achieved within the same built volume.

Recommendation

4.876 I recommend that Policies RH1 and RCE14 and their supporting texts be modified respectively as set out in paragraphs 4.22-4.24 and 3.186-3.187 above.

Land at Paradis Vinery, Rue des Landes/Rue des Maraive, Vale

Representation: 329 Mr & Mrs Queru

Further Representations: 652 Mr & Mrs R J Dadd; 1288 Mr & Mrs R Jeffreys

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.877 Mr & Mrs Queru consider that the plan should be modified to accept that limited numbers of dwellings should be able to be built on vinery sites that are too small to be operated on a commercial basis. On their behalf, Mr Falla stressed the difficulty of funding clearance and that costs are incurred in simply maintaining the glass. Acceptance of limited housing to fund clearance was advocated. Such limited development would not generate excessive traffic.

4.878 Mr & Mrs Dadd argue that the strategy of concentrating housing within the UAP which flows from the Strategic and Corporate Plan is correct and that vinery land in the RAP area should not be allowed to be turned over to housing as this would undermine Policy RCE5 and ultimately the entire strategy. The clearance and turning over to open rural use as carried out on their nearby land demonstrates the proper approach to redundant vineries. Mr & Mrs Jeffreys's particular concern is over the potential effect on traffic, wildlife and the rural character which should not be urbanised. The Environment Department stressed the need to adhere to Policy RCE5 if floodgates to widespread housing development across the Island are not to be opened. Such development is not necessary given the provision made in the UAP area and has been identified as a potent symbol of environmental harm.

4.879 While traffic or wildlife considerations could no doubt be addressed under policies such as RGEN7 and RGEN3, the site is amongst the remote of anywhere in the north-east of the Island and rightly in a wide area designated AHLQ. On my site visit, I noted the clearance of vineries which had been undertaken in the vicinity to varying standards but also that some remain in commercial production. Although the representation site on its own may be too small for commercial operation, this would not rule out use with

adjoining land whether for horticultural, agricultural or other open rural uses. As the Inquiry was told that the area of the site is about 0.5 acres, it would appear to be of a size that ought to attract interest for grazing even on its own if cleared according to the advice to the Inquiry from Dr Casebow. I recognise that there can be difficulty in meeting clearance costs, but am aware that the States are due to receive a report on a possible resumption of an assisted clearance scheme in 2005. I share the view of the Environment Department and the further representors that it is vital for the conservation and enhancement of the rural environment that Policy RCE5 is upheld. I cannot therefore recommend any modification that would facilitate what is sought.

Recommendation

4.880 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at rear of Les Rivières, L'Ancrese, Vale

Representation: 173 Mr C W Smith

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

4.881 On behalf of Mr Smith and his partner, Advocate Collas urged modification of Policy RH1 to enable a dwelling to be built on former vinery land remaining at the rear of 'Les Rivières'. The glasshouses had been removed when beyond repair two years previously but the former access from the main road which had been incorporated into the garden could be reinstated to serve a new dwelling. The land is too small for independent agricultural use. The eastern part of the vinery had been previously sold off with the boiler house reconstructed as a dwelling to support tourist facilities (now simply retail and residential) and land to its rear incorporated into gardens. It was suggested that clause a) of the policy might be deleted as what would be required would not be a conversion of the remaining shed on the cleared vinery but a redevelopment.

4.882 The Environment Department opposed any such relaxation because it would result in an open-ended policy under which any number of proposals might be able to be considered. Given the provision made in the UAP area there is no need for relaxation of policies in the RAP area and it is important that Policy RCE5 is followed to prevent the spread of housing rather than open rural uses onto redundant horticultural sites. I share these conclusions of the Environment Department and although the land may be too small for agricultural use on its own, there is other open or horticultural land adjoining the site to the west and south. What is sought would be extending built-development out into that area. The application of Policy RCE6 would offer another possibility without needing to involve significant building. Only if a conversion were to be possible under Policy RCE14 would I consider that this proposal would have any merit. Even then the acceptability of the access suggested would need careful consideration given its relationship both to 'Les Rivières' and the chalet bungalow that I take to be the reconstruction of the boilerhouse. Consequently, I make no further recommendations for any modifications which would facilitate what is sought.

Recommendation

4.883 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at 1-3 Sept Etoile Cottages, Sept Etoiles/La Moye Road, Vale

Representation: 119 Mr & Mrs D Bradshaw

Issue:

- *Whether this land is appropriate for one or 2 dwellings*

Conclusions

4.884 Mr & Mrs Bradshaw suggest that there could be an infill plot for 1 or 2 dwellings at the rear or 1-3 Sept Etoile Cottages on the return frontage to La Moye Road. If half the total area were to be used leaving the remainder with the existing cottages about 940 square metres would be available. This land has never been included in the cottage tenancies but simply used by the occupants.

4.885 The Environment Department opposed relaxation of Policy RH1 to include an infilling component as they fear that cumulatively this could undermine the locational strategy of the plan and divert investment away from the RAP area. The land is non-designated within a built-up area and is in use as garden or amenity land attached to the three cottages. In principle therefore it would fall within the limited infilling policy that I have recommended in order to make effective use of urban land. The land appears of adequate size to leave sufficient garden area for the existing cottages but not too wide a gap to take more than 2 dwellings. However, care would need to be exercised under Policy RCE12 to avoid adverse effect on the historic environment as the cottages are evident character, though they do not appear to be on the List of Protected Buildings.

Recommendation

4.886 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Silverston, Rue de L'Epine, Vale

Representation: 727 Mr T S Hockey

Issue:

- *Whether this land is appropriate for one or 2 dwellings*

Conclusions

4.887 Mr Hockey suggests that part of the area attached to his dwelling would be suitable to provide housing for his children who would otherwise be unlikely to be able to afford housing in the area where they were brought up. Such development would be inconspicuous in the low-lying well treed setting.

4.888 The Environment Department drew attention to the difficulty of directly addressing affordability through the planning process and the inability to restrict occupation to

family members. They also pointed out that the provision made in the UAP area including the reserve HTAs means that it is not necessary to provide for new housing in the RAP area. Relaxation of Policy RH1 is opposed to avoid undermining the locational strategy of the Plan. Nevertheless, they pointed out that under RAP Phase 1 the land is specifically identified as a housing development site within a built up area so that permission ought to be forthcoming in principle at the present time for what is sought under Policies H10 and H12. Mr Hockey indicated that he would pursue this opportunity.

- 4.889 Given the present zoning up the land, this particular representation may well have been satisfied by the time my report is considered but if not, it is necessary to consider how the land would fit within my recommendations which would provide a modest degree of additional flexibility. I have accepted that restriction of occupation to family members is not currently possible and that even after enactment of the proposed new Island Development law is not likely to be feasible or appropriate. I am also mindful of the concern of the Environment department that ‘floodgates’ should not be opened for widespread new housing across the rural area. It is for this reason that I recommended very tight restrictions on the policy for limited infilling of non-designated built-up areas. As the land in question here is backland it does not fit simply into that context. However, as the hatched area at least appears to be longstanding garden land and its development would not be extending buildings out into an open area, because the suggested new dwelling or dwellings would be between the existing dwelling and the longstanding properties to the west, to that extent partial development of the site might well fall within it. Such an approach would be consistent with the current zoning.

Recommendation

- 4.890 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Le Tourcamp field between Rockneath and Kilev, Le Dehus Lane, Vale

Representation: 317 Mr E A Massey

Issue:

- *Whether this land is appropriate for one or more dwellings*

Conclusions

- 4.891 On behalf of Mr Massey, Mr Falla argued that policy RH1 should be made more flexible to avoid the social polarisation inherent in seeking to cram all new housing in the St Peter Port area. Acceptance of infilling would be a means of providing greater flexibility. This land has been unused for at least 15 years and could instead be a means of providing affordable housing as has been constructed in the locality in the past. If a complete development is not considered appropriate then it was suggested that a single dwelling might be accepted at the north eastern corner of the site in return for the majority of the site being reclaimed as a wildlife habitat.
- 4.892 The Environment Department re-iterated the lack of need to make provision for new housing in the RAP area and concern that any relaxation of policy could cumulatively undermine the locational strategy of the plan. With regard to the planning gain

suggestion while not wholly without merit, only when the proposed new Island development Law has been enacted would there be a legal basis for planning covenants that might enable such an approach to be pursued. Moreover, it is very important to maintain the approach that dereliction does not justify development because if this were to be undermined it could lead to far more instances of dereliction.

- 4.893 Given the width of the frontage of this site, although it is non-designated land, I do not consider that it would fall within the limited infilling policy which I have recommended since it could accommodate three dwellings at the prevailing density. There must also be some doubt as to whether the area is truly built-up as there are extensive open areas to south and north and the housing to east and west might more be regarded as isolated pockets. Further there is an extensive view south over the land as it falls away from the road in depth. I did not see any clear evidence of the previous use prior to the land becoming unused and despite some signs of dumping, it is attractive in its current state. I do not consider that I can recommend any policy formulation that would give effect to the suggested planning gain package as that would be to encourage the trade-off of dereliction and development as feared by the Environment Department. However, once the new Island Development Law is in force, I assume that it would be possible to explore whether there could be any unique circumstances that might justify a departure from the plan in return for a planning agreement that would produce sufficient public gain. I do not see any explicit provision for departures in the draft new law with which I was provided, but neither is there the express limitation contained in the 1966 Law. Only if the new law were to contain a provision akin to Section 38(6) of the mainland Planning and Compulsory Purchase Act 2004, would it be clear that such other material considerations would lawfully be able to be taken into account.

Recommendation

- 4.894 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Le Petit Marais between Glenington and L'Aventure, Vale

Representation: 219 Mr E Caplain

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.895 Mr Caplain argued for greater flexibility to allow some new residential development in the RAP area and put forward the suggested re-wording advanced on behalf of a number of clients of Mr Le Page. He particularly stressed the suggested changes that would enable replacement of existing buildings by one or more dwellings or infilling of up to 4 dwellings. The site, although clearly once a vinery, is currently in use as a base for the erection of commercial glasshouses and related work by Caplain Glasshouse Services Ltd. The concern of Mr Caplain is that it might be regarded as a bad neighbour and so be unable to be developed for business purposes while, as drafted, Policy RH1 would prevent it being redeveloped for housing. It is a classic brownfield site that ought to be able to be developed for housing purposes.

- 4.896 The Environment Department suggested that although a builder's yard to which the use has similarities might sometimes be regarded as a "sui generis" use because of its hybrid nature, it is possible the Policy RE7 would enable its potential to be realised as a light industrial site. However, Policy RE8 would not enable Policy RH1 to be overridden, even if the existing use were to be considered unneighbourly. Nevertheless, they do not consider there is any need to relax the housing policies as sufficient provision has been made for new housing in the UAP area and any relaxation could undermine the locational strategy of the plan.
- 4.897 On my site inspection, I noted that one structure used to store glasshouse components was simply a former wooden glasshouse, though further back into the site at the rear of an open storage area more substantial buildings are used for storage, administration, etc. While the site was untidy, perhaps even unsightly, I did not note any onsite activities at the time of my visit likely to cause disturbance or nuisance. While I was only in the vicinity for a brief period from what I saw it is not immediately obvious that problems with continued industrial use in accordance with Policy RE7 would necessarily arise. Consequently, I do not consider that any special policy modification needs be advanced to deal with the specific circumstances of this site. I have recommended inclusion of a limited infilling policy within non-designated built-up areas but I do not consider that this would be applicable as the width of the frontage gap including adjoining glass house land appears greater than would house the maximum recommended two dwellings. Moreover, the extent of horticultural or former horticultural land in the vicinity including to the rear makes it doubtful whether the locality is truly built-up. As for acceptance of replacing buildings by dwellings, I have rejected that approach as a general principle as it could result in replacement of unsuitable structures in unsuitable locations. For example, even if in lawful storage use, the glasshouse on the eastern edge of the site would not normally be regarded as a permanent structure. What I have recommended is that where all necessary permissions and approvals have been obtained for a conversion scheme under Policy RCE14, then it ought to be possible to provide the approved volume of floorspace by redevelopment, unless that would conflict with other policies. Such an approach might possibly be applicable in relation to the more substantial buildings on the site.

Recommendation

- 4.898 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at former Camp Vinery, rear of Girouette, La Rochelle Road, Vale

Representation: 1079 Mr & Mrs C Dorey

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

- 4.899 Mr and Mrs Dorey suggest that policies should be relaxed to enable 3-4 dwellings to be built on this former vinery. Some of the glass has already been cleared with the remainder needing to be removed before too long. The site is too small to be operated as a viable horticultural unit. As backland any such development would be inconspicuous and have minimal effect on the landscape.

4.900 The Environment Department pointed out that their concern was not necessarily over any one specific site where development might indeed be relatively inconspicuous, but that the extent of relaxation to enable favourable consideration to be given to this site would enable very many more sites to be developed, including adjoining former horticultural areas. From what I saw on my site inspection, I share the concerns of the Environment Department. This site almost abuts that considered previously (219), though in that case there are also the industrial issues, and there are wide areas of open land to east and particularly to the west, including those of a horticultural or formerly horticultural nature. I do not consider that I could recommend any modification which would allow one of these areas to be developed without also applying to many others.

Recommendation

4.901 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Les Grands Marais and Les Marais Lane, Vale (2 sites)

Representation: 217 Assembly Developments Ltd

Issue:

- *Whether either of these areas of land are appropriate for single dwellings*

Conclusions

4.902 On behalf of Assembly Developments, Mr Le Page put forward various changes that would increase flexibility to accept new housing within the RAP area under Policy RH1, of particular significance to these sites being that advocating acceptance of infill development. In these instances infilling single dwellings would be in keeping with the frontage development already existing. The Company argued that the Environment Department had taken too rigid an interpretation of the requirements of the Strategic and Corporate Plan for a majority of development to be located in the UAP area. This would be satisfied by an 80:20 or even 70:30 split. It does not require the 90:10 split on which the plans are based.

4.903 The Environment Department did not dispute the conceptual point. However, in adopting the UAP in 2002 the States had accepted a plan which can satisfy 90% of the specified housing requirement. The changes to the RAP advocated would bring about such a revised housing distribution which could mean that the total requirement would be greatly exceeded. The requirement at 300 additional dwellings per year is already well in excess of the calculated need of 179 additional dwellings per year. The consequence would be unnecessary harm to the objective of conserving or enhancing the rural environment. While development of the individual plots might do little or no harm, the cumulative effect of many such proposals could undermine the locational strategy.

4.904 It is because I accept that the 90:10 split of development is not immutably determined by the Strategic and Corporate Plan and that numerically it seems unlikely that the additional 300 dwellings a year requirement is being or is likely to be exceeded on a sustained basis that I have been able to recommend acceptance of a policy for strictly limited infilling in non-designated built-up frontages in order that unused or underutilised parcels of urban land can be put to effective use. Although what I have recommended is more restrictive

than sought on behalf of Assembly Developments, it would be applicable to these two plots as I accept that they are simply garden land only capable of housing the equivalent of single dwellings at the prevailing density of the locality.

Recommendation

4.905 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at the former Koi Fish Farm, Les Grands Marais, Vale

Representation: 160 Mr R P Le Lievre and Mr T E Le Lievre

Issue:

- *Whether this land is appropriate for residential development*

Conclusions

4.906 Advocate Boudains, on behalf of Messrs Lievre argued that policy RH1 is too inflexible and that a policy accepting limited infill should be added as the former fish farm, which was created as a tourist attraction, could take two or possibly more residential units. The wording offered is: **“Exceptionally proposals for limited infill development may be permitted provided that they satisfy the following criteria in that they: (i) do not represent an encroachment into open countryside; (ii) do not have an adverse effect on the character of the built form; (iii) do not occupy an important open space; (iv) do not have an unacceptable detrimental effect on neighbouring properties; and (v) achieve a satisfactory grouping in relation to neighbouring buildings.”** It is suggested that this wording would prevent a flood of proposals coming forward as not many proposals would meet all the criteria.

4.907 The Environment Department argued that the fish farm is as much an agricultural use as the former vinery on the site whether or not it was also a tourist attraction. Thus, a similar approach to this site should be taken as to the many instances of redundant glasshouse sites, which is what this site appears to be. The infilling approach suggested is unacceptable as in their view it would leave the way open to very many similar proposals.

4.908 Although I have been persuaded that it would be appropriate to include a policy accepting limited infilling, it is more narrowly framed than that suggested here. In particular, the suggestion by Advocate Boudains would not restrict development to specified numbers of dwellings, to non-designated land, to land that is or would be accepted as urban land under Policy RCE6 and to being within a built-up area. While, the site in question might meet some of the criteria in the policy that I have recommended, I do not consider that it would meet all of them. Arguably the frontage is wide enough to take three dwellings, but more fundamentally, I saw no evidence that would lead me to disagree with the Environment Department that the previous use remained agricultural within the definition contained in the 1966 Island Development Law. I did see some indications that industrial or commercial uses may be present on the site but that was not argued at the Inquiry. The site extends in depth and the glasshouses abut wider areas containing or formerly containing glasshouses. Consequently I consider that it should be treated as a site to which Policy RCE5 should apply with an expectation that any redundancy of the

glasshouses should be followed by clearance and restoration to agricultural or other open rural uses either on its own or in conjunction with neighbouring land.

Recommendation

4.909 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Ladysmith Vinery, Les Grands Marais, Vale

Representation: 285 Mrs H Black

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

4.910 Mrs Black seeks an amendment to Policy RH1 to enable a dwelling to be built adjoining her stables to enable her to provide security and care for 2 horses. She has been unable to obtain suitable accommodation in the vicinity. Mr Workman supported this by a more general case for more flexibility to provide new housing in the RAP area in order to avoid social problems through town-cramming in the UAP area. Even if houses are no longer regarded as necessary on working vineries, it was suggested that the position is different for livestock where on-site care is necessary.

4.911 The Environment Department disputed the need for any relaxation of policy in the RAP area as sufficient provision has been made for new housing in the UAP area including in the HTAs which may contain family housing. While conservation and enhancement of the rural environment is the primary objective, the strategy is intended to secure sustainable development at locations accessible to services and amenities. As Dr Casebow indicated that the Commerce and Employment Department see no on-site requirement for staff to care for cattle or other farm livestock, the argument concerning such a need in relation to horses is not accepted.

4.912 Given the approach of the Commerce and Employment Department, which was explained as a consequence of the proximity to housing throughout the Island in comparison to the longer distances on the mainland, I do not consider that I could recommend a policy of acceptance of agricultural or equestrian dwellings. The stables are located within an appreciable area of cleared vinery land which provides a significant open gap in the locality. I do not therefore consider that what is proposed could alternatively be regarded as infilling as the development would be adding built-development within the open area. Neither would a conversion approach under Policy RCE14 appear feasible as, even if the stables were regarded as of sound and substantial construction, they are clearly not redundant. I am not therefore able to suggest any policy modification to facilitate what is sought.

Recommendation

4.913 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at rear of Beverley, Rue du Passeur/Les Hautes Landes, Vale

Representation: 341 Mrs M Robert

Issue:

- *Whether this land is appropriate for one or 2 dwellings*

Conclusions

- 4.914 Mrs Robert seeks a relaxation in Policy RH1 that would allow one or two dwellings to be infilled on the land north of the dwelling which is currently occupied by glasshouses on the Rue du Passeur frontage. Ideally these would be for family occupation. The glasshouses have not been used commercially for very many years and are increasingly difficult to maintain. Those to the rear on the Les Hautes Landes frontage have been cleared. Other dwellings have been built in the locality on vinery sites.
- 4.915 The Environment Department explained that the permissions granted had been within built-up area or development site zonings and the perceived inconsistencies of this approach had been a prime reason for moving towards the policy based approach. They oppose any relaxation however that would sanction infilling because of the cumulative impact on the locational strategy of the plan and urged adherence to Policy RCE5 as the correct approach to vinery sites, ie that they should revert to agriculture or open rural uses if redundant. The possibility that small areas might be added to residential curtilages is acknowledged under Policy RCE6.
- 4.916 At the outset of this chapter I concluded that on numerical grounds there would be no reason why a policy allowing strictly limited infilling should not be included in the plan as this would enable effective use to be made of urban land within non-designated built-up areas. However, I am not convinced that this would apply in this case even if this area of rather disparate development were to be deemed built-up. While the frontage occupied by glasshouses on the Rue du Passeur frontage might be no greater than would be occupied by 2 dwellings at the density of those to the north, I do not consider that this land can be wholly divorced from that on Les Hautes Landes frontage. Here the cleared area was in use as a paddock for 2 horses at the time of my visit. This appears to confirm that land of the total size involved in such a locality can have a future open rural use. At the outset of this chapter I also concluded in general comments on Policy RH2 that it would not be feasible to restrict occupation to family members even after enactment of the proposed new Island Development Law.

Recommendation

- 4.917 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at rear of La Paix, La Mazotte, bordering lane at back of Northlands Estate, Route des Landes, Vale

Representation: 1444 Mr K Maindonal

Further Representations: 1479 Mr P Plevin; 1481 Mr & Mrs S M R Green

Issue:

- *Whether this land is appropriate for a dwelling*

Conclusions

- 4.918 Mr Maindonald seeks a relaxation in Policy RH1 so that a dwelling could be built on a small rectangular area at the bottom of his garden which is noted by the Cadastre as a building plot. The plot has a frontage to a track running south from Route des Landes and if regarded as too small could be enlarged by adding more garden land.
- 4.919 Mr Plevin and Mr & Mrs Green are concerned that any such development would be taking up a peaceful garden enclave, might involve loss of trees, would have inadequate access whether via the track (which would involve bridging an open douit and breaching a wall) or through ‘La Paix’ and could adversely effect their adjoining properties in Route des Landes. The Environment Department maintained their view that there is no need for a relaxation in Policy RH1 given housing provision made in the UAP area and that there should be no relaxation as the cumulative effect of any relaxation could undermine the locational strategy of the plan. Even if there were to be a relaxation that would allow the principle of development to be considered, there would be a raft of other policies that would need to be satisfied to address the concerns of the neighbours and these might preclude development. The possibility of application of Policy RH5 to provide non-selfcontained accommodation was raised as a possible way forward.
- 4.920 I have recommended that there should be a policy accepting limited infilling within non-designated built-up areas in order to make effective use of urban land as I consider that sufficient limitations can be applied to prevent such a policy generating large numbers of additional dwellings in the RAP area. This site is indeed part of a peaceful garden area but the strong means of enclosure with mature trees and shrubs along boundaries means that any additional built development would be unlikely to have any material effect on the general openness of the locality. Moreover, though the history right back to 1966 was not available at the Inquiry the status of the land as garden did not appear to be in dispute. This said the land is not a conventional infilling plot in a developed road frontage. Nevertheless, even if the neighbouring property to the south to seek similar development there would appear to be opportunity only for a maximum of 2 dwellings at the prevailing density of the locality to be fitted within the frontage to the track. In my judgement therefore the principle of what is sought would fit within the policy which I have recommended and need not necessarily have a greater physical impact than a development under Policy RH5. Nevertheless, any proposal would need to satisfy Policy RGEN3 in relation to the effect on trees and shrubs, RGEN5 on the character of the locality, RGEN7 with regard to the safety and adequacy of the access, RGEN11 concerning neighbourliness and RGEN12 in relation to the effect on the douit and consequently it could be that development might be found to be unacceptable.

Recommendation

- 4.921 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at rear of Les Lands Estate off Route des Lands, Vale

Representation: 267 Rocks and Investments Ltd

Further Representations: 1093 Residents of Les Lands Estate Vale (14 households)

Issue:

- *Whether this land is appropriate for residential development including social housing*

Conclusions

- 4.922 Rocks and Investments argue that the policies of the RAP need to be made more flexible to prevent town cramming within the UAP area forcing families to live in unsuitable high rise flatted developments. They suggest that policies should be amended to enable single dwellings to be replaced by 2 and, more specifically relevant to this site, to enable estate development on **“areas that do not an adverse effect on the rural environment, especially sites that are adjoining existing developments.”** In this case an existing commercial use would be removed. They argue that the previous owner had operated a tomato and haulage business from the site since the 1960s and since their acquisition of the site in 1972 they have operated a business which has included haulage, ground-work contracting and general sub-contracting to the building trade. A housing development could be a natural extension of the existing estate and remove commercial traffic from the access road.
- 4.923 On behalf of the residents, advocate Bainbridge indicated that the residents did not favour this substitution. In their view an estate development across the site would generate more traffic than the existing use and moreover, although the present use is unsightly, the outlook for some residents might be worsened if building took place across the whole area. They dispute that a commercial use is established across the site. Air photos from 1962 and 1979 show all the glasshouses in existence while from 1986 they show only the two spans nearest to the packing-shed/workshop and boiler house buildings to have been cleared. It is only more recently that the remaining glasshouses have become overgrown. They argue that Policy RCE5, seeking restoration to agricultural land or other open uses, is the proper context in which to view the site and generally support the plan as drafted, including the AHLQ designation. There is no States housing in the vicinity so Policy RH2 would not be applicable even if the land were non-designated. The Environment Department accepted that the industrial use is one that ideally might be located on an industrial estate within the UAP area, but irrespective of the extent to which it is authorised did not accept that this site should be considered appropriate for housing. To make such an allocation would be to divert investment from urban renewal and undermine the locational strategy of the plan.
- 4.924 While it was not possible at the Inquiry to come to a definitive judgement over the extent to which the industrial use is established, it is clear that such a use would not subsist across the entire area with a large portion at the western end still seemingly subject to Policy RCE5. As other horticultural or agricultural land lies to the north, I can see no grounds for setting aside that policy which I endorsed in Chapter 3. As for the industrial or similar use, although there were a substantial number of vehicles of various kinds on the site at the time of my visit, the level of activity appeared low so I am not convinced that the traffic arguments would justify relocation, though clearly the appearance could be improved. I do not consider that the wording suggested to indicate where estate

development might be appropriate could provide a workable policy as it would be too open-ended and lacking in transparency as the key criterion would be subjective. Thus, whether the site is looked at as a whole or only at those parts most obviously in industrial use over a long period, the only way that development could be contemplated without setting a widespread precedent would be by way of a site specific allocation, as the locational requirements of Policy RH2 would not be met whether as drafted or as recommended. At the outset of this chapter I accepted that there is no numerical case for such allocations being required within the rural area. Thus, I am unable to suggest any modification that would facilitate what is sought.

Recommendation

4.925 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Le Cardinal, La Hougue and at junction of Les Hautgards-Croute Becrel/La Hougue, Vale

Representation: 431 Mr S Le Cras; 790 Mr J Morris

Issue:

- *Whether this land is appropriate for residential development including a single dwelling*

Conclusions

4.926 Mr Morris (790) seeks amendment of the housing policies to enable the development of his one acre field adjacent to the road junction for low-cost housing. He suggests that the area is already predominantly residential. He considers that the policies of the RAP are too restrictive and will not enable enough housing to be provided for those who need to live and work in the RAP area. While a greater degree of site specific provision is advocated as under the current plans, specifically amendments are suggested to Policy RH1 to allow infilling of up to 4 dwellings and to Policy RH2 for social housing to be able to be provided by any agency able to build appropriate dwellings. Mr Le Cras (431) argues that Policy RH1 is too inflexible and would prevent use being made of strips of land like that west of 'Le Cardinal' fronting La Hougue. This strip is separated from the adjoining house by an unbroken hedge and has to be mown for amenity purposes to keep it tidy. Construction of a dwelling would put it to beneficial use and he suggested that the existence of Policy RH5 on dower units would be a backdoor means to achieve self-contained dwellings.

4.927 The Environment Department stressed the lack of need to relax the housing policies as sufficient provision has been made for new housing in the UAP area and the Commerce and Employment Department do not support the need for additional dwellings to support agriculture or horticulture. On the contrary a restrictive policy is necessary to conserve and enhance the rural environment and to ensure that necessary investment is made in urban renewal. The wording offered could result in a very large yield of houses in this locality alone. As for Mr Le Cras, a change of use would be required to move from a non-self contained to a self contained dwelling and any proposal that sanctioned dwellings on open grassed parcels of land could yield very many units. They suggested that there would be means of enclosure which would enable the land to be grazed like Mr Morris's adjoining field.

4.928 From what I saw at my site visit, I do not consider that it would be possible to treat these two parcels differently. Although it may be the Mr Le Cras's parcel is only mown for amenity purposes, it appeared indistinguishable from a small agricultural field and the hedge separating it from the larger field to the south is by no means substantial. The two parcels provide an attractive well treed open area and I can see no good reason why they should not remain in or be turned over to agricultural use. Both would fall outside the limited infilling policy that I have recommended whether treated individually or together. Although I have recommended some changes to Policy RH2 including widening the definition of potential agencies, the changes would not allow consideration of Mr Morris's land.

Recommendation

4.929 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at La Canurie Vinery, La Canurie Road, Vale

Representation: 441 Mr P E Le Page

Issue:

- *Whether this land is appropriate for residential development including social housing*

Conclusions

4.930 On behalf of Mr Le Page, Mr Workman argued that the La Canurie Vinery glasshouses were nearing the end of their useful life and that production would shortly cease. It was suggested that Policy RH2 should be modified to remove the requirement that social housing has to be provided on land directly adjacent existing States housing. The vinery could then accommodate say 4 affordable houses which might be provided by a housing association.

4.931 The Environment Department pointed out that glasshouses are regarded in law as temporary uses of agricultural land and if redundant should be cleared in accordance with Policy RCE5 and restored to agricultural or other open rural uses. It is important not to target vineries as potential housing sites. In Chapter 3 I endorsed the importance of adhering to Policy RCE5. This site would appear large enough even on its own to have a prospect of agricultural or recreational grazing use if cleared as was stated to be intended. Moreover, although I have recommended changes to Policy RH2 that would remove the requirement for sites to be directly adjacent to existing States housing I have recommended substitution of a requirement to be within or in close proximity to designated Rural Centres in the interests of sustainable development. This requirement would not be met. Thus, I cannot recommend any modification that would facilitate what is sought.

Recommendation

4.932 I recommend that no further modifications be made to Policy RH2 and its supporting text beyond those set out in paragraphs 4.44-4.45 above.

Land at Les Rocquettes Field, Lories Lane, Vale

Representation: 89 Mr & Mrs D J Tostevin and Mrs N Tanguy

Further Representations: 587 Mr & Mrs A Bougourd; 589 Mrs L de Kooker; 595 Mr J & Mrs M Loveridge; 596 Mr N Tongs; 600 Mr & Mrs B Le Noury; 607 Mr & Mrs G Le Poidevin; 608 Mr & Mrs D Killan; 609 Mr & Mrs D S Stuart; 610 Mr & Mrs B J Le Cras; 641 Mr P Wadley; 664 Mr & Mrs S Le Page; 701 Mr & Mrs A R Elliot; 702 Mr & Mrs S D Martel; 717 Mr & Mrs C W Hunt; 726 Mr & Mrs N Vermeulen; 955 Mr & Mrs A Lindsay; 1178 Mr W Gillingham

Issues:

- *Whether this area of land is appropriate for 2 dwellings*
- *Whether the area should be AHLQ*

Conclusions

- 4.933 On behalf of the representors, Advocate Loveridge argued that Policy RH1 should be relaxed so that 2 dwellings for family use could be built on this former vinery which currently only has permission for use of a former packing-shed as a stable. The further representations expressing traffic concerns are unjustified because the domestically generated traffic would be lower than when the vinery was in production. Advocate Loveridge suggested deletion of clause a) from Policy RH1 or its amendment so that buildings could be replaced by dwellings as conversion is not a feasible proposition in this case, a site specific zoning or the minimal impact formulation advanced in relation to other sites (see Paragraph 4.16). It was also argued that the AHLQ designation should be replaced by non-designation. Mr Gillingham (1178), the former owner of the vinery, lent support as two dwellings for family use would be preferable to the present overgrown state and the access is safe. He also detailed the traffic generation when the vinery was in production.
- 4.934 The other further representors opposed any changes that would facilitate development. The main concern was over the potential traffic impact on a lane (a Ruelle Tranquille) used by walkers, joggers, children and parents en route to/from school and horse riders. It was argued that when the vinery was in production there were fewer houses served by the lane and that acceptance of housing on one parcel off the lane would set a precedent for many more dwellings. Concern was also expressed over the possible effect on wetland habitats, over the adequacy of services and facilities in the area and the potential difficulty of providing mains drainage. The area is an important open lung for the Vale area which should not be encroached upon and is rightly designated AHLQ.
- 4.935 The Environment Department defended the AHLQ designation as this area is close to the transition between the undulating lowland hougues around the site and to the south, which include water-filled quarries and the flat marais landscapes to the north. They expressed a lack of need to facilitate additional housing in the RAP area given the provision made within the UAP area, including within HTAs which would be able to meet needs for all kinds of dwellings. Vineries are in law temporary uses of agricultural land and any relaxation of policy which would enable land such as this to be developed would set a widespread precedent for extensive residential development across the Island.
- 4.936 From my site visit, I endorse the judgement of the Environment Department that AHLQ status is justified, notwithstanding the wilderness appearance of much of the

representation site and the shallow valley in which it is set. The underlying hougue landscape can be readily appreciated. As for the policy approach to sites such as this, I entirely agree with the approach of the Environment Department. While specific concerns like traffic, the effect on wildlife or possible pollution would be able to be assessed under Policies such as RGEN3, RCE4, RGEN7 or RGEN9, the suggested amendments to Policy RH1 would be far too open ended in whichever of the suggested forms might be adopted. The only circumstance in which replacing buildings rather than dwellings would be appropriate would be where a detailed conversion scheme had first been able to obtain all necessary approvals. This is accepted as not being possible in this case. I have also accepted that there is no numerical case for site specific allocations in the rural area and that it is not possible at present, nor likely to be feasible in future, to restrict occupation to family members. Thus, I cannot recommend any changes which would facilitate what is sought.

Recommendation

4.937 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in the locality.

Land at Sunnyholm & Sunnysdene and off Montague Park, Grande Rue, Vale

Representation: 118 Mr D M Aslett; 223 Mr & Mrs M Smith

Issue:

- *Whether either of these areas of land are appropriate for one or 2 dwellings*

Conclusions

4.938 On behalf of Mr Aslett, Advocate Perrot put forward the minimal impact formulation (see paragraph 4.16 above) as an amendment to Policy RH1 which would enable a single dwelling to be built on the site of the remaining single span glasshouse, the other spans from the former vinery having been redeveloped as Montague Park. The strip of land is attached to two modest bungalows on the Grande Rue frontage which have planning permission for redevelopment by two new units. It is suggested that a scheme for a total of three on the combined sought would be a more effective use of land as the glass has had to be removed for safety reasons from the old wooden frame. Access is available from Montague Park. On behalf of Mr & Mrs Smith, Mr Le Page argued that Policy RH1 should be made more flexible and among suggested amendments argued that limited infilling should be accepted of up to four dwellings. In this case land at the head of the Montague Park cul-de sac would be suitable for infilling one or two dwellings while leaving a rear amenity area for the older house to the north. Such development would provide a proper end-stop for the estate. The land is currently only used as parking and amenity land for the adjoining houses.

4.939 The Environment department while stressing that there is no need to make provision for new housing in the RAP area, indicated that they could not support either of the suggested policy amendments because, although individually some infilling plots might have very limited impact, cumulatively the acceptance of many such proposals across the Island could undermine the locational strategy of the plan. They would also be concerned if policy is not transparent but involves subjective decisions on individual cases.

4.940 From what I saw on my site visit, both these sites appear to be left over from the development of former vinery land as a housing estate. Given their small size and complete enclosure by surrounding residential properties, I can see no merit in resisting their development as that would simply result in less efficient use of urban land and less attractive townscape than might otherwise be achievable. Clearly, each site could take one dwelling at densities of the prevailing area while even with careful design, were houses to be involved, no more than 2 would be possible. Thus, development of either site would fall squarely within the limited infilling policy that I have recommended for sites unlikely to fulfil any open rural use and capable of accommodating no more than 2 dwellings within non-designated built-up areas. In this way what is sought would be achievable but within the context of a transparent policy which would only be likely to yield a modest number of additional dwellings across the rural area.

Recommendation

4.941 I recommend that Policy RH1 and its supporting text be modified as set out in paragraphs 4.22-4.24 above.

Land at Les Cerises, Grand Rue, Vale

Representation: 714 Mr B Cherry

Issue:

- *Whether this area of land is appropriate for one or 2 dwellings*

Conclusions

4.942 Mr Cherry suggests that the well-screened rear land behind Les Cerises would be suitable for 1 or 2 dwellings. It could provide sheltered accommodation thereby enabling vacation of larger family dwellings by those who would not wish to move into blocks of flats. At present there is a dower unit on site but that is required to be kept as part of a single residential unit.

4.943 The Environment Department stressed the lack of need to identify sites for new housing in the RAP area under Policy RH1. That a site might be inconspicuous is not a reason for making an exception to the policy as it could be repeated too many times. If sheltered housing would not involve any form of subsidy it is regarded as simply private housing under Policy RH1. If it were to form part of the Corporate Housing programme, this site would not meet the criteria set out in Policy RH2 because that would require sites to be directly adjacent to existing States housing.

4.944 While the planning history of the site, which was described as poor land used as back garden, was not made wholly clear at the Inquiry, it seems to me that it differs markedly from the two sites on the opposite side of Grande Rue forming part of Montague Park considered in the preceding paragraphs. This site would involve development of backland extending built-development out into open land towards the adjoining water filled former quarry. Given the lack of numerical need for allocations in the rural area and the fact that the site would not meet the criteria for social housing under Policy RH2, whether as drafted or as recommended, I cannot see any modification that would facilitate meeting the aspiration sought without being applicable to so many comparable areas in the Island that it would undermine the locational strategy of the plan.

Application of the subdivision Policy RH3 might be a possibility which could be considered if the dower unit is no longer required. It could not have been created under the proposed new Policy RH5.

Recommendation

4.945 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land adjacent to Roma, La Mazotte, Vale

Representation: 443 Mr E Alder

Further Representation: 1409 Mr & Mrs J Robinson

Issue:

- *Whether this area of land is appropriate for residential development*

Conclusions

4.946 Deputy Jones, speaking as a Parish Deputy on behalf of Mr Alder, suggested that the housing policies of the plan needed to be relaxed in order to enable accommodation to be provided for families with connections to the rural parishes. This overgrown area of about one-third of an acre from which glasshouses were cleared about 20 years ago should be regarded as an infilling site to meet such a need. Children are being priced out of the rural parishes.

4.947 The Environment Department indicated that the strategy for the combined UAP/RAP was to concentrate new development within the urban area and that provision is made there to meet 90% of the housing requirement with the HTAs being able to provide family housing. At present the aspiration to provide for family members in the rural parishes is not regarded as constituting a “need” in housing terms and occupation cannot be restricted to family members. However, should the Corporate Housing Programme define new categories of housing which are needed in the RAP area then the plan would be reviewed. This site would not fall within the accepted definition for infilling of being a small gap in an otherwise developed frontage. Mr & Mrs Robinson are concerned over the potential effect on infrastructure and particularly over increased traffic in the lane if a number of dwellings were to be built.

4.948 While I have sympathy with the issue raised of how to make provision for family members who have links to particular localities, at the outset of this chapter in general comments on Policy RH2 I accepted that it is not currently possible to restrict occupancy to family members and that even after the enactment of the proposed new Island Development Law it is unlikely to be feasible. Should any concept of local occupancy restrictions be contemplated once there are enforcement mechanisms available, I would have thought such an approach might have greater relevance in the far west of the Island rather than so near to the boundary of the UAP area where housing is being encouraged. Finally, I agree with the Environment Department that the site is too large to be considered an infilling plot, particularly as there is other adjoining vinery land, albeit not in commercial use. Thus, although traffic concerns could be addressed under Policy RGEN7, I can see no justification for treating this land other than in accordance with Policy RCE5.

Recommendation

4.949 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at rear of Le Menage, La Mazotte, Vale

Representation: 172 Mrs D M Sweet

Further Representation: 1229 Mr & Mrs G P Gavey

Issue:

- *Whether this area of land is appropriate for one or 2 dwellings*

Conclusions

4.950 On behalf of Mrs Sweet, Advocate Collas argued that Policy RH1 should be relaxed by deletion of clause a) so that a couple of houses for family members could be built on this former vinery land rising up the hillside to the rear of 'Le Menage'. Almost all the glasshouses had been demolished after they became uneconomic, with just a small portion nearest to the house retained as a garden shed. The area is now cultivated as garden land. It was suggested that it would be unrealistic to expect agricultural use of such land, given the surroundings.

4.951 The Environment Department, as well as explaining why provision for new dwellings is not required in the RAP area, argued that simple deletion of clause a) could not be acceptable as it would leave the way open for the merits of housing to be argued on almost any site. This would undermine the locational strategy of the plan and lack transparency. Mr & Mrs Gavey are concerned that acceptance of housing on this site would set a precedent for development of more extensive areas of former vinery land east and south-west of the representation site. Rather Policy RCE5 should be applied.

4.952 While I can again sympathise with the desire of Mrs Sweet to see family members housed, I agree with both the Environment Department and the further representors that what is sought could set wide precedent harmful to the rural environment. The impossibility of restricting occupation to family members was addressed in relation to the preceding site and housing would extend built-development out into a predominantly open area. While Policy RCE6 might enable some or all of this site to be taken into a residential curtilage and I accept that on its own an agricultural or other open rural use is unlikely, nevertheless, there is no land-use reason why an open rural use could not be pursued over these contiguous open areas.

Recommendation

4.953 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at De LA Cour Vinery, Houmel Lane, Vale

Representation: 170 Mr J Gillingham

Futher Representation: 1410 Mr & Mrs J Robinson

Issue:

- *Whether this area of land is appropriate for residential development*

Conclusions

- 4.954 Mr Gillingham argues that the policies of the plan should be relaxed so that a housing development could be contemplated on this former vinery site. The glass has been removed for safety reasons following the cessation of production some 3 years ago when growing became uneconomic. It is argued that the site is too small to revert to agriculture and is isolated from other open land, whereas it is well placed close to Vale school to provide quality housing rather than the high density housing provided for in the UAP area, an area where substantial vineries are to be removed for development.
- 4.955 The Environment Department suggested that the kind of relaxation in policies necessary to accommodate this aspiration would cumulatively undermine the whole locational strategy of the plan. This strategy is designed to conserve and enhance the rural environment while locating new housing at the most sustainable location where investment would also secure urban renewal. The UAP including the HTAs provides for the whole range of housing types required and not just high density flats. Mr & Mrs Robinson are concerned over the potential effect on infrastructure and particularly over increased traffic and drainage if a number of dwellings were to be built. They draw attention to adjoining horticultural land and suggest that the wider horticultural area should be considered together.
- 4.956 At my site visit I noted the adjoining derelict horticultural area to the west and agree that the two sites should be considered together. Even if more open land is not available, together the two sites are of a size that ought to be capable of an open rural use if it is not possible to continue a horticultural use. I can see no modification possible that would not undermine the approach of Policy RCE5 to horticultural sites as they are too large to be considered in the context of infilling and I have accepted that there is no numerical need to make housing allocations in the RAP area.

Recommendation

- 4.957 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land between Maison de Haut and Hillside, Rue de Francais, Vale

Representation: 1434 Mr G T Ozanne

Issue:

- *Whether this area of land is appropriate for two dwellings*

Conclusions

- 4.958 Mr Ozanne seeks amendment of Policy RH1 to enable this land to be developed for 2 dwellings. This area of approaching a verge in area was occupied by glasshouses until some 18-19 years ago and is now used for horse grazing. It is the only gap in a developed frontage so ought to be considered for infill development.

- 4.959 The Environment Department stressed that there is no need to make provision for new dwellings in the RAP area and that any relaxation is particularly opposed in respect of AHLQ land. The land is designated AHLQ because the lowland hougue landscape can be readily appreciated.
- 4.960 Given the extent of the field, its common ownership with further open land to the rear and current use for grazing, I do not consider that it would have fallen within the limited infilling policy which I have recommended be included in the plan even were it not designated AHLQ. From what I saw on my site visit, I can see no reason to disagree with the judgement of the Environment Department that it should be AHLQ.

Recommendation

- 4.961 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in this locality.

Land at Sevenoaks, Ville-es-Pies, Vale

Representation: 389 Mrs J Tolcher

Further Representations: 952 Mr & Mrs P A Kiddy; 1100 Mrs S Bellot & Miss E Bellot; 1175 N & S Le Messurier; 1230 Mr & Mrs G P Gavey; 1302 Mr C Williamson; 1329 Mr & Mrs K Trebert; 1349 Mr & Mrs C Le Bachelet

Issue:

- *Whether this area of land is appropriate for a dwelling*

Conclusions

- 4.962 On behalf of Mrs Tolcher, Advocate Perrot put forward the minimal impact formulation (see paragraph 4.16) which would provide sufficient flexibility within Policy RH1 to enable a single dwelling to be considered on this land. The Strategic and Corporate Plan does not require a moratorium on new building in the RAP area. The concerns of further representors would all be able to be addressed under other policies but the scale of development envisaged needs to be kept in perspective as a single additional dwelling need not have significant consequences.
- 4.963 The main concerns of the further representors are in respect of traffic particularly in relation to children attending Vale school and a local nursery, the effect on a formerly wooded area, the inadequacy of mains drainage and precedent for more widespread development of open land in the locality. The Environment Department accepted that the Strategic and Corporate Plan did not lay down that there should be no new building in the RAP area but pointed out that sufficient provision had been made in the UAP area to avoid the necessity for new build housing in the RAP area. While they accepted that issues of traffic/access, pollution risk and ecology could be addressed under policies such as RGEN7, RGEN9 and RGEN3, the suggested amendment to Policy RH1 would have very wide applicability across the Island. In their view the cumulative effect would undermine the locational strategy of the plan and divert investment from urban regeneration.

4.964 At Paragraph 4.16, I rejected the minimal impact formulation as too open-ended and lacking in locational specificity. It would also lack transparency. I did accept that a policy for limited infilling of non-designated built-up areas could be justified, but in my view this area is too large to be considered in such a context, particularly given the density of some of the adjacent development. To me it reads as part of the open land that extends across the sloping land to the east. Consequently, I cannot suggest any modification which would facilitate what is sought.

Recommendation

4.965 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above.

Land at Les Pres, Maison au Compte Road; Adjacent to Shamrock Cottage, Grande Rue; and at Shanahoe, Grande Rue/Maison au Compte Road, Vale

Representation: 76 Mr T Guilbert; 380 Mr G Eker; 809 Mr K Dorrian

Issues:

- *Whether any of these areas of land are appropriate for residential development including single dwellings*
- *Whether the land at Les Pres should be AHLQ*

Conclusions

4.966 These three areas of land are located close together near the junction of Madison au Compete Road and Grande Rue. Mr Gilbert (76) seeks to establish a second dwelling on his land based on an existing granite barn. He argues that the area was once two holdings with a quarry that has been backfilled on that closest to the junction and a separate vinery on that to the northwest. He has cleared the vinery buildings but the grassland created has not attracted agricultural interest and considers that the land does not warrant AHLQ status. With this removed he suggests that the aspiration to subdivide the area into two more manageable areas based on dwellings could be more readily achieved and policies should enable such proposals to be considered on their merits. Mr Esker (380) suggests that his field, formerly occupied by a vinery, on the east side of Grande Rue would be suitable for infilling with one or more dwellings. This would enable housing at more reasonable prices in the rural area. It was also suggested on behalf of Mr Esker that as it adjoins a States sheltered housing complex, it could be suitable for similar development.

4.967 Mr Dorian (809) seeks greater flexibility in Policy RH1 which would enable a new dwelling to be built on a 0.75 acre site to the rear of his land off Madison au Compete, thereby enabling the vacation of the existing larger house and its dower unit at Grande Rue. Although the land once contained glasshouses, most have been cleared and the land incorporated as garden for the last 15 years. A dwelling would fit in with the commercial premises to the west and north and not involve any new land-take from agriculture and enable a living evolution of communities in the RAP area. He suggests that housing which would comply with clauses b) and c) of RH1 ought not to be ruled out and although social housing is not sought the social value of releasing existing housing ought to be acknowledge under Policy RH2, while subdivision of curtilages ought to be accepted under Policy RH3. An additional clause to Policy RH1 is suggested in the following terms: **“In circumstances where the Committee receives an application for new building in the Rural area which in all respects complies with the planning**

policy in respect of its impact on the environment and the surrounding area with regard to the general provisions of Policies RH1, RH2, RH3, RCE12, RCE6 & RCE1 and where the effect of the application, if approved, will be to create a dwelling of a type compliant with the requirements of housing policy and at the same time release an under utilised building on to the property market the Committee shall have the discretion to approve such new building notwithstanding the fact that it is not within the urban area.”

- 4.968 The Environment Department suggested that problems over acceptance of conversion of the granite barn on Mr Gilbert’s land appeared to stem from the extent of extension envisaged threatening to obscure its character rather than any matter of principle as under policies of the current plan vernacular buildings could be considered for conversion and this is the proposed policy within AHLQ under Policy RCE14. New building would however be equally precluded whether the land is AHLQ or non-designated and it is not accepted that there is any need to make provision for new build housing in the RAP area. AHLQ is designated on a broad brush basis. Designation is justified here as, notwithstanding that a largely reclaimed landscape is involved, it can be appreciated as part of the characteristic lowland hills landscape with its low scattered houghs. More generally they do not support any relaxation of the policies as drafted. The cumulative effect of taking up suggestions would be to undermine the locational strategy of the plan. Should new housing needs be perceived by the States in the rural area, then through amendment of the Strategic and Corporate plan, the Department would be instructed to review the RAP.
- 4.969 From what I saw on my site visits, I would expect that a conversion scheme would be possible within the terms of Policy RCE14 in respect of the outbuildings on representation site No 76, whether as drafted or as recommended. This does not necessarily mean that all the land within that site should be regarded as residential curtilage as from the history recounted at the Inquiry it was by no means clear that the planning use of much of the land would be other than agricultural. Further open land adjoins and, given the area involved, I would not have expected an interpretation of Policy RCE6 to accept the urbanisation of such extensive areas that ought to be suitable for recreational grazing or other open uses if a commercial agricultural use could not be obtained. Given the extent of openness of the general area, even if some original landscape features have been lost or not yet been re-created, I can see no reason to disagree with the judgement of the Environment Department that the area warrants AHLQ status as sufficient of the underlying landscape character can be discerned. Indeed if there were to be a change in this locality my inclination would be to suggest an extension of AHLQ to encompass the other representation sites and intervening land.
- 4.970 As for the remaining representation sites and suggestions, the issue of the extent to which Policy RCE6 would accept the site as garden land would need to be faced. Even if all were accepted as already in urban use, I am not convinced that the suggested policy could be workable in a restrictive sense as it would in reality be likely to be only a more wordy version of the minimal impact formulation canvassed by a number of advocates. I rejected this approach in paragraph 4.16 as too open-ended and lacking in both locational specificity and transparency. Only if there were a structure or structures capable of conversion under the slightly less stringent version of Policy RCE14 which would be applicable in non-designated areas do I consider that a case for an extra dwelling unit

would have been made. I do not consider that the suggestion that Policy RH3 could simply apply to curtilages would be workable as that could imply a prospective doubling (and perhaps subsequent redoubling) of the numbers of dwellings in rural areas with much greater likelihood of take-up than its application only to existing dwellings. Finally, with regard to the field east of Grande Rue, it is far too large in my view to be considered as an infilling site. As drafted Policy RH2 might enable Social Housing to be considered as it would appear to be directly adjacent to existing States housing. However, I have recommended that this requirement be deleted from the policy and be replaced by a requirement to be within or in close proximity to a designated Rural Centre in the interests of sustainable development. In this case, I cannot see any reason why the land should not remain in open rural use.

Recommendation

4.971 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above nor to the AHLQ in this locality.

Land adjacent to Palm Cottage and between Palm Cottage and Rosaire and to rear of La Haize, Roseland Lane, La Haize, Vale

Representation: 58 Mr & Mrs J Blicq; 747 Mr R Collas; 1061 Mrs J M Smithies

Further Representations: 1167 Mr B J Hamel; 1168 Mr G W Stewart; 1169 Mr W Roberts; 1203 Mr & Mrs I Partington; 1292 Mr M Green; 1357 Mr J C S F Smithies; 1397 Mr & Mrs S Horsepool

Issue:

- *Whether any of these areas of land are appropriate for residential development including single dwellings*

Conclusions

4.972 Mr & Mrs Blicq (58) seek modifications to relevant policies that would enable a pair of cottages comparable to Palm Cottage to be built in the rear area on the site of a partially demolished glasshouse. This would enable their grand-daughter, a nurse, to get on to the property ladder and their daughter to live on the site. The grand-daughter might otherwise have to live off the Island as she would not be able to afford Island housing even with a States loan. The site would be screened from the road, adjoining property and their own garden by a boundary wall and shrubs/trees and hedging which they had planted while reclaiming the remainder of what is now a garden area. Access is available from Roseland Lane. Though initially suggesting that the land might be suitable for one or a number of units, at the Inquiry Mr Collas (747) suggested that the 1 acre field adjoining the curtilage of Palm Cottage would be suitable for a single dwelling to be comparable to a number of dwellings in the locality which stand in large surrounds. It is currently used agriculturally by a tenant farmer.

4.973 Mrs Smithies (1061) suggests that it would be appropriate to build a cottage on the opposite side of the lane on the site of a demolished boiler house and packing-shed, the

vinery having become uneconomic and is in course of being reclaimed without recourse to public assistance. New hedgerow shrubs have been provided to enhance the lane. She suggests that such a development would be in keeping with the character of the locality and would many of the criteria of relevant policies such as RCE2, RCE5 and RCE6. An addition to Policy RH1 is put forward that would accept new dwellings where paragraph b) is met and the house **“would provide a home in a pleasant rural environment without detracting from the character of the district or encroaching on ‘farmable’ land; is on a site ‘well-related to the existing pattern of development’ in the district and is a site where the new curtilage would not affect other properties and would have access to the road.”** She should not be penalised for having demolished the boiler house and shed, buildings that have been retained on some other sites to justify development.

- 4.974 While expressing sympathy with the aspiration of Mr & Mrs Blicq to help meet family housing needs, the Environment Department resisted any modification of policies that would result in an additional new dwelling on former vinery land in the RAP area. They suggested that looking to the limits of Policy RH3 on conversion or RH5 on non-self-contained units might offer a way forward, though the extent of any extensions sanctioned under such policies must be limited to avoid in effect still adding a new unit. As for Mr Collas’s argument that one dwelling would be in keeping with the landscape character and limit traffic generation, such an approach would be a very wasteful use of an area as large as 1 acre which could accommodate a substantial number of dwellings. Any policy which would authorise building on land such as this could be applied to almost any land in the Island, thereby wholly undermining the strategy of the plan. The further representors against this proposal draw attention to the issue of traffic on a Ruelle Tranquille, to concerns over flood risk, the absence of mains drainage, the effect on wildlife and the degradation of an area of attractive open land that ought to be preserved. Finally, with regard to Mrs Smithies’s site, the Environment Department stressed their concern over precedent were policies to be relaxed in the way suggested. Cumulatively many similar proposals would be likely to come forward which could divert investment from urban regeneration and harm the objective of conserving and enhancing the rural environment.
- 4.975 While I am very sympathetic to Mr & Mrs Blicq’s desire to help meet the housing needs of their family, at the outset of this chapter in general comments on Policy RH2, I accepted that it is currently not legally possible to restrict occupation to family members and that even when the proposed new Island Development Law is in force, it is unlikely to be feasible. Thus, although what is proposed would be inconspicuous, I cannot envisage any modification to policy which would facilitate achievement of this aspiration without becoming a precedent for many similar proposals. Policy RCE6 might enable recognition of the whole curtilage as ancillary amenity land, but I cannot otherwise see a solution beyond those suggested by the Environment Department. With regard to Mr Collas’s field, the issue of precedent would be even more acute. Use of that land for housing whether for just one unit or more would be using land actually in current agricultural use and adding built-development to land currently wholly open. Thus, irrespective of whether traffic, pollution, flooding, ecology or neighbourliness issues could be addressed under Policies RGEN7, RGEN9, RGEN12, RGEN3 or RGEN11, I consider that the principle of any relaxation that might sanction the development sought must be strongly resisted. Finally, as for Mrs Smithies’s site, as the area is in my view

rightly designated AHLQ, it is very unlikely that had the boiler house and packing-shed still been standing it would have enabled a conversion scheme to be progressed under Policy RCE14. A new dwelling would be extending the area of built-development and must again be resisted. I do not think that the suggested wording would be able to place meaningful limits on numbers of comparable proposals.

Recommendation

4.976 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above.

Land at Colyton, Sohler Road, Vale

Representation: 39 Mrs H Carpenter

Issues

- *Whether this area of land is appropriate for a dwelling*
- *Whether the land should be AHLQ*

Conclusions

4.977 Mrs Carpenter seeks to retain the equivalent of the current-built-up area zoning on her house both to enable appropriate extensions that might be necessary to enable subdivision so that parts might be rented separately or so that a modest house might be built to the rear for a family member. The house is a Listed Building.

4.978 The Environment Department confirmed that under the current RAP Phase 1 in principle addition of a dwelling would be acceptable in principle within the built-up area zoning and if it were wished to pursue this possibility it should be done during the lifetime of the current plan. Subsequently, whatever the zoning, the policy would be against any new build dwellings within the rural area. Such are not required given the provision made in the UAP area. As for extension/subdivision under Policies RH6 and RH3, such developments would be acceptable in principle in the RAP Review notwithstanding AHLQ designation. The designation might have a bearing on design and massing issues, though these would be more likely to be determined by the Listed status of the house under Policy RCE11.

4.979 I note that the land to the north of the house, which at my site visit appeared linked to it, is Green Zone 2 under the current RAP Phase 1 so that any fears concerning loss of current development potential would not apply to that land. I agree with the Environment Department that the critical factor in any proposals for extension or subdivision of Colyton House would be likely to be the effect on the character and appearance of the house as a Listed Building or on its setting rather than the designation of the land or the housing policies of the draft Plan. Policies RH3 and RH6 are essentially permissive and in recommended modifications to Policies RCE1 and RCE3 I have sought to clarify the intent that extensions and alterations are acceptable notwithstanding any differences in designation. As for building a separate house, at the outset of this chapter in general comments on Policy RH2, I accepted that it is not currently possible to restrict occupation of dwellings to family members and that it is unlikely to be feasible even after the enactment of the proposed new Island Development Law. Thus, however laudible an aspiration might be to assist family members with housing, it would not be possible to

ensure that this objective could be secured through planning procedures. Development either to the rear or to the north would be extending built development out towards open land so, even without consideration of the AHLQ status, I cannot see that any modification to facilitate an additional new build dwelling could be justified. Thus, unless it were possible either to gain permission during the life of the current plan or to gain approval for the conversion of an outbuilding under Policy RCE14, the extension and subdivision route may be the only appropriate solution on this site other than to use the newly introduced dower Policy RH5. From what I saw on my site visit, on a broad-brush basis, I saw no reason to disagree with the AHLQ designation as the designation covers a wide area within which the underlying landscape character can be perceived.

Recommendation

4.980 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above, nor to Policies RCE1 and RCE3 and their supporting text beyond those set out in paragraphs 3.5-3.6 and 3.38-3.39 above nor to the AHLQ in this locality.

Land to the rear of Sohier Clos and adjacent to Coin de Coutance, Rue Coutance, Vale

Representations: 304 Mr R C K Wilkes-Green; 340 Mr P S Roger

Further Representations: 1088-9 Mr R Priest; 1396 & 1400 Mr & Mrs S Horsepool

Issue:

- *Whether either of these areas of land are appropriate for single dwellings*
- *Whether land south of Rue Coutance should be AHLQ*

Conclusions

4.981 On behalf of Mr Wilkes-Green, Advocate Palmer sought a relaxation of the policies of the plan to enable the replacement of the two-storey metal-clad building currently on the site by a dwelling with a modest curtilage in the south-west corner of the site. The current building is mid-way along the southern frontage of the two acre site, most of which, following the removal of glasshouses, is being used for grazing. To facilitate what is sought, it is suggested that the primary objective should be amended to take on board economic and social considerations, with this change carried through into Policies RCE1 and RCE3 to recognise that providing housing for those who would not seek housing within UAP area would be fall within the widened primary objective. Policy RH1 would be amended to include new housing where it would fulfil the new primary objective. Alternatively, the simpler approach of adopting a minimal impact formulation, as advanced by Advocate Perrot, was commended (see paragraph 4.16). It was also suggested that the preclusion of social housing from AHLQ should be dropped.

4.982 On the opposite side of Rue Coutance to the south, Advocate Brehaut on behalf of Mr Roger argued that ability to build a dwelling on the modest vinery site would enable the glasshouses to be repaired and kept in use rather than becoming derelict. At present the western glasshouse is used for growing melons, while the eastern is currently disused and in need of repair while the packingshed/workshop at its front is used as a base for Mr Roger's electrical contracting business. The site could also provide Mr Roger with a

home of his own which could not otherwise be afforded. The land is not considered to be AHLQ, is close to the UAP boundary and the development would have minimal impact.

- 4.983 The further representors are concerned over the traffic implications of the proposals and increased flood risk. They support the policies of the plan against new build housing in AHLQ and are concerned over precedent if single dwellings were to be accepted. The Environment Department stressed that housing development must not be seen as the means to avoid dereliction of vinery sites as that could continue the spread of housing across the Island which has been identified as a potent symbol of environmental harm. They do not consider that there is a need to make provision for new housing in the RAP area given that made in the nearby UAP area which includes family housing and thus oppose proposals unless able to be achieved by way of conversion. The fields created from the former vinery are not regarded as exceptional and if new housing were accepted on such land, the relaxation in policy necessary would have wide applicability.
- 4.984 Issues of traffic and flooding would be able to be addressed under Policies RGEN7 and RGEN12, but the principle of the development sought would remain at issue. From what I saw, the metal-clad building north of the road must be of sound and substantial construction. It was stated to contain mezzanine accommodation and a toilet and I noted the operative power supply on my site visit. Although the pitched roof form might be regarded as a traditional shape, the profiled metal cladding is not, but is rather the kind of material typically found on industrial premises. It seems to me therefore that this building represents one of the problem type buildings that I referred to in addressing objections to Policy RCE14. It is reasonably prominent and yet is unlikely to disappear from the landscape in the foreseeable future. While a continued use for workshop purposes could be an appropriate use given the pressure for such accommodation which I address in Chapter 5, the modest re-wording of Policy RCE14 and its supporting text might provide a context in which a conversion could be considered and thereby through the changes that I have recommended to Policy RH1 the possibility of replacement in more rural character, perhaps on a more contained corner of the site, though no part of the site is directly adjacent to other built development. However, if such possibilities do not provide a way forward, I agreed entirely with the Environment Department that there can be no case for a general relaxation of housing policies to enable new build housing on former vinery land, particularly land designed AHLQ. The suggested routes to relaxation via amendments to the objectives of the plan or a minimal impact formulation would be applicable very widely and must be rejected as far too open-ended lacking and lacking in locational specificity. From what I heard, Policy RH2 would not be relevant, but in addressing general objections, I have rejected deletion of the AHLQ preclusion.
- 4.985 The same considerations would apply south of Rue Coutance. Although Mr Rogers's vinery is slightly better related to existing built-development, though by no means directly adjacent to permanent structures, it would not appear to contain a building likely to meet the tests of Policy RCE14 even with my recommended modifications and at least part of the vinery is still in horticultural use. I cannot see any relaxation which I could recommend that would facilitate what is sought without 'opening the floodgates' to similar development proposals on vinery sites throughout the Island. On a broad-brush basis I see no reason to disagree with the judgement of the Environment Department that the land should be designated AHLQ. It is part of a wider area in which the underlying landscape characteristics can be discerned.

Recommendation

- 4.986 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above, nor to Policy RCE14 and its supporting text beyond those set out in paragraphs 3.186-3.187 above nor to the AHLQ in this locality.

Land between Braye Farm and Sunnyvale, Carriere Lane, Vale

Representation: 642 Mr R K Payne & Mrs A K Robert

Further Representations: 925 Mr M Stacey; 1296 C & W A Smith

Issues

- *Whether this area of land is appropriate for a dwelling*
- *Whether the land should be AHLQ*

Conclusions

- 4.987 The representors seek an amendment that would enable this land to be used for building and to assist this suggests removal of the AHLQ designation. They suggest that the modest field is a liability to maintain since cultivation ended in 2003 when the tenant did not wish to continue because of his age. Infill of Guernsey style cottages would put the land to good use. Traffic concerns are exaggerated as the lane is lightly used.
- 4.988 The further representors suggest that cultivation ceased because of pressure from the representors and that the shared access is awkward against the flank of Braye Farm Cottage onto a blind S-bend particularly also because the garage of that property projects into the site. They support the policies of the plan to keep such sites open and undeveloped including for ecological reasons. The Environment Department explained the basis for the UAP/RAP split and indicated that although development of a site such as this might be modest, assuming that policies such as RGEN7, RGEN3, RGEN11 and RGEN12 on safe access, ecology, neighbourliness and flood-risk could be met, the cumulative effect of any relaxation to allow for development could undermine the locational strategy of the plan. Relaxation within AHLQ is particularly opposed.
- 4.989 On a broad-brush basis as detailed more fully in paragraphs 3.88-3.90, I can see no reason to disagree with the judgement of the Environment Department that the land is rightly designated AHLQ as it is part of a wider area within which the underlying landscape can be appreciated. As the land still showed signs of recent cultivation at the time of my visit, its use for development would be in conflict with Policy RCE1 even were it not AHLQ. Moreover, it adjoins vinery land to the north some of which was addressed in the preceding paragraphs. Although I have recommended that a limited infilling policy be added to RH1, I accepted the case of the Environment Department that such a policy should exclude AHLQ areas in order that discretionary development should not obscure the underlying landscape character. Consequently, although the frontage may not be greater than would be occupied by a pair of dwellings, for all these reasons it would fall outside the infilling policy that I have recommended.

Recommendation

4.990 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above nor to the AHLQ in this locality.

Land at Rosetti, La Verte Rue, Belval, Vale

Representation: 131 Mr & Mrs N A Lindsay & Mr A Lindsay Jnr

Issues

- *Whether this area of land is appropriate for residential development including social housing*
- *Whether the land should be AHLQ*

Conclusions

4.991 The representors seek removal of the AHLQ designation in order that there would be no hindrance to extensions under Policy RH6 and so that housing development might be considered under policy RH2 or at least so that the land might be more likely to be considered for housing allocation at a subsequent review.

4.992 The Environment Department pointed out that extensions under Policy RH6 are not precluded within AHLQ but that new build housing is contrary to Policy RH1 within both non-designated and AHLQ areas. No need is seen for any provision for new build housing in the RAP area, given the level of provision made in the nearby UAP area. AHLQ is justified as the area demonstrates the attributes of the lowland hougue landscape. Buildings only dominate the landscape to the north of the site.

4.993 The recommendations that I have made concerning Policies RCE1 and RCE3 should help clarify that extensions and alterations under Policy RH3 are welcomed in both non-designated areas and AHLQ. As for the policy preclusion in Policy RH2, I have endorsed the plan as drafted in this respect, as discretionary development should not take place in areas where it is important that the underlying landscape character is not obscured. However, the other locational requirements in the policy whether as drafted or as recommended would in any event rule out this site even if it were not AHLQ. From what I saw at my site visit I agree with the Environment Department that the site is rightly designated AHLQ as it forms part of a wider area of distinctive lowland hougue landscape running south from Verte Rue and Belval Road, as more fully addressed in paragraphs 3.79-3.81. I have also accepted that there is no current numerical case for housing allocations under Policy RH1 in the RAP area.

Recommendation

4.994 I recommend that no further modifications be made to Policies RH1 and RH2 and their supporting texts beyond those set out in paragraphs 4.22-4.24 and 4.44-4.45 above, nor to Policies RCE1 and RCE3 and their supporting text beyond those set out in paragraphs 3.5-3.6 and 3.38-3.39 above nor to the AHLQ in this locality.

Land at Hafan Hedd, Rocques Barrees, Bordeaux, Vale

Representation: 312 Mr & Mrs H Morgan

Further Representation: 1466 Mr & Mrs J Brache

Issue

- *Whether this area of land is appropriate for a dwelling*

Conclusions

- 4.995 On behalf of Mr and Mrs Morgan, Mr Falla urged greater flexibility in the RAP to avoid the problems caused by town cramming in the UAP area and to enable beneficial use to be made of the acre of land from which Mr & Mrs Morgan have cleared glasshouses. Some outbuildings remain and a more sightly solution would be achieved if they were able to be replaced by infilling. Alternatively, conversion under Policy RCE14 would be explored though the current locations of the outbuildings are set well back into the site.
- 4.996 The Environment Department stressed the lack of need for new housing development in the RAP area given the extent of provision made in the nearby UAP area, but indicated that conversion is a possibility under Policy RCE14. Mr & Mrs Brache while applauding the clearance achieved by Mr & Mrs Morgan and not necessarily opposed to limited infilling, did not wish to see development in depth across the site, fearing both adverse affect on drainage and precedent. Thus, in general they support the approach of the Environment Department, though they also support Mr Benjamin's case that a wider area of AHLQ should be designated at Bordeaux.
- 4.997 In Chapter 3, I have recommended in favour of designating the majority of the area suggested by Mr Benjamin as AHLQ. That would preclude the applicability of the policy for limited infilling that I have recommended should be applied under Policy RH1 to non-designated built-up frontages. However, given the extent of the land I do not think that this area would have qualified within the definition even if not designated AHLQ. An area of this size ought on the advice given by Dr Casebow to be able to have a future in an open rural use whether or not commercial agriculture could be achieved. As for conversion under Policy RCE14, while there would be a more stringent test within AHLQ, there would appear to be at least one building likely to meet the test of being sound and substantial (of two storey height including a loft) and perhaps others. While none would rank as of architectural or historic interest, the modest degree of flexibility that I have recommended in the wording of the supporting text might enable acceptance of a scheme that further increased the openness of the area and ability to appreciate the East Coast Mare landscape. With my recommended modifications to Policy RH1, it might be possible to avoid any development in depth by relocating an approved conversion scheme.

Recommendation

- 4.998 I recommend that no further modifications be made to Policy RH1 and its supporting text beyond those set out in paragraphs 4.22-4.24 above, but that Policy RCE14 and its supporting text be modified as set out in paragraphs 3.186-3.187 above.

Subdivision and Conversion to provide housing (4.3 Policy RH3)

Representations: 91(part) Former Deputy Ann Robilliard; 153(part) Mr L Vaudin; 206(part) Guernsey Chamber of Commerce; 221(part) Construction Industry Forum; 1304(part) Mr D J Gorvel

Issue

- *Whether the policy is sufficiently flexible*
- *Whether clarification is required in relation to conversions*

Conclusions

4.999 Former Deputy Robilliard seeks flexible interpretation of the policy to meet the reasonable aspirations of the Island's population who wish to live in the rural area. While not objecting to the policy as drafted Mr Vaudin, the Chamber and the Forum do not anticipate significant yields in terms of numbers of units through subdivision. Mr Gorvel's concern relates primarily to the operation of Policy RCE14 (see Chapter 3), but in the context of responding to Mr Gorvel, the Environment Department acknowledged that the wording of this section of the plan in referring to subdivision and conversion has been giving rise to confusion. Consequently, they put forward amended wording to remove all reference to conversion from Policy RH3 and its supporting text so that this policy solely addresses subdivision and Policy RCE14 conversion whether to a single unit or multiple units of accommodation.

4.1000 As the policy is essentially permissive, I consider that it is likely to be generally sufficiently flexible. However, although the Environment Department referred on various occasions during the Inquiry to modest extensions under Policy RH6 being also acceptable in the context of subdivision schemes, subject to the extension not being a device to add a new build unit contrary to Policy RH1, the text of the policy makes no such reference. Given what I heard of the strict interpretation placed on Detailed Development Plans by the Royal Court, I consider that this omission should be rectified. As for the intended clarification, I entirely support the separation of the two policies, particularly as Policy RCE14 has one clause that applies differently as to whether the site is within a non-designated area or is within ALHQ whereas Policy RH3 is intended to have universal application. Nevertheless, I consider that a complete redrafting of the heading and an amendment to the supporting text rather than total removal of the final sub-paragraph would provide even greater clarity.

Recommendation

4.1001 I recommend that (i) the heading for this Policy should be modified to read as follows: **"Subdivision of dwellings to provide additional housing units"**; (ii) an additional sub-paragraph be added prior to that referring to conversions in the following terms: and **"Schemes to subdivide dwellings may be accompanied by modest extension under Policy RH6 provided that the extension is not of such scale or significance to the conversion that a new build unit would be created contrary to Policy RH1."**; (iii) the final sub-paragraph of paragraph 4.3 be modified to read as follows: **"Proposals involving creation of additional housing units through conversion of non-residential buildings are addressed in Paragraph 3.14 and must satisfy Policy RCE14."**

Dower Units (4.5 Policy RH5)

Representations: 5 Deputy P Roffey; 91(part) Former Deputy Ann Robilliard; 171 Mrs J Le Sauvage; 1146 Douzaine of St Sampson; 1496 Mr J Schute

Further Representation: 1284 M B Woodland

Issue

- *Whether the policy is sufficiently flexible*
- *Whether the policy imposes unreasonable requirements*
- *Whether the policy would be enforceable*

Conclusions

4.1002 Deputy Roffey (5) is concerned that those for whom the policy is intended might not wish to share a kitchen and so the beneficial effect of the Policy, which he supports, might be lost. He would prefer a reference to “**an element of shared facilities**” rather than explicit mention of a kitchen. Former Deputy Ann Robilliard (91) also wishes to see this policy applied with flexibility, as do Mr Woodward (1284) and Mr Schute (1496) to ensure that family needs can be met through extensions. Conversely, Mrs Le Sauvage (171) felt that the text supporting the policy would produce an unenforceable situation because the degree of relationship required is not specified nor the size of the unit that might be created and this could lead to situations where the supporting curtilage could not meet all the requirements that might be generated in terms of parking space, garden area etc. The Douzaine of St Sampson (1146), support Deputy Roffey’s concern over identification of a shared kitchen requirement, but also expressed concern on the enforceability of the policy if reliant on that shared element, as a kitchen might be subsequently created within the dower unit.

4.1003 At the Inquiry there was considerable discussion over alternative possibilities to the sharing of a kitchen. Some inferred that the policy also requires shared bathrooms, but the text as drafted makes no such reference and there was universal agreement that a policy of seeking shared bathrooms would be inappropriate and counter-productive as en-suite bathrooms are becoming increasingly prevalent. I sought other suggestions but the only possibilities raised were either shared hallways or shared gardens. It seems to me that neither of these would provide effective means of control as shared hallways and gardens are typical features of blocks of flats that comprise wholly self-contained and independent dwellings. Thus, while as drafted the policy would enable an applicant to offer an alternative element of sharing, I would be reluctant to eliminate the example of a kitchen without agreement on what might be an alternative. The merit of citing a kitchen is that while it would not prevent ability to produce hot beverages or micro-waved meals within a dower unit, the extent of plumbing or power installation likely to create a recognisable kitchen would almost certainly require Building Regulation approval and thus enable enforcement to be contemplated prior to any attempt to dispose of the unit separately, the point at which enforcement might otherwise become an issue.

4.1004 It seems to me that provided sight is not lost of the purpose of this policy, namely to offer a concession to more restrictive policies [Policy RH3 on creation of wholly self-contained units or Policy RH1 with its preclusion of (as drafted) or severe restriction on

creation of new build dwellings (as recommended)], then the difficulties perceived may be seen to be less significant. In terms of subdivision of an existing dwelling, if a wholly self-contained unit can be contrived with all necessary amenities and facilities for every unit, then such a proposal could be pursued under Policy RH3. Only where sufficient privacy, parking, amenity space or other requirements could not be provided, then Policy RH5 provides a concession whereby a largely but not wholly independent unit might be created, a unit which would be required not to be sold off separately by condition (or agreement after enactment of the new Island Development Law). Alternatively, Policy RH5 would allow extensions or, as stressed by the Environment Department in response to site specific representations, new curtilage development which would not result in a wholly self-contained dwelling contrary to Policy RH1, again subject to condition or agreement, the latter being likely to be particularly important if curtilage development were to be involved. I am therefore not convinced that any change is necessary to either the policy or its supporting text in response to these representations. I consider that the policy is a laudible attempt to ensure that families can seek to provide support for their own housing needs without breaching the wider objectives of the plan.

- 4.1005 Only in relation to the references to conversion of outbuildings and new curtilage buildings do I find the policy or its supporting text to be in need of clarification. If the policy would enable new build curtilage development to serve as a dower unit, as explicitly provided for under the final sub-paragraph of paragraph 4.5, I cannot see the value of then treating that new building as if a conversion of an outbuilding or conversely requiring conversions of outbuildings to comply with Policy RCE14, as, if they did not, the policy would allow for their re-building. I recommend accordingly.

Recommendation

- 4.1006 I recommend that (i) Paragraph 4.5 be modified by replacing “**primarily**” by “**additionally**” in the second line of the final sub-paragraph and deletion of the final sentence; and (ii) Policy RH5 be modified by re-wording b) as follows: “**b) in the case of conversion of an outbuilding or new curtilage building, the building is well-related to the principal dwelling in terms of siting within the curtilage, proximity to and ease of access from the dwelling.**”

Extensions and Alterations to dwellings (4.6 Policy RH6)

Representation: 91(part) Former Deputy Ann Robilliard; 144(part) LHB Management Company Ltd; 145 Mr A Lindsay; 729 Mr R Brown

Further Representation: 1408 Mr & Mrs J Robinson

Issue

- *Whether the policy is sufficiently flexible and sufficiently clear*
- *Whether AHLQ zoning would restrict flexibility to undertake extensions or curtilage development including the possibility of infilling a quarry lake*

Conclusions

4.1007 Former Deputy Ann Robilliard (91) again wishes to see this policy applied with flexibility. LHB Management seeks clarification of the implication for Policy RH6 of a dwelling being within AHLQ in relation to possible extensions to property at Chouet. Mr Brown's concern relates specifically to land at La Grande Maison, Route de la Grande Maison off Rue Sauvage in Vale (729) where he has in mind curtilage development such as provision of a garage and a possible infilling of a former quarry lake to improve family safety. Mr Lindsay (145) seeks clarification as to whether Policy RH6 would include raising the roof of a bungalow to turn it into a two-storey house within a non-designated area.

4.1008 None of these representations appears to constitute objections to the policy. Dealing first with Mr Lindsay's concerns that previous proposals had been rejected as incongruous when most dwellings in the locality are two-storey, the Environment Department pointed out that Policy RH6 is intended to provide for greater flexibility and that the RAP Review nowhere uses the term incongruous. It is, however, used within the Island Development Law 1966 and unless or until the proposed new Island Development Law is enacted incongruity could still be argued, though current practice is to cite more detailed reasons why a proposal might be rejected. There will be other General and Conservation & Enhancement policies that will be applicable. Mr & Mrs Robinson (1408) while not convinced that what was described would not be incongruous, accepted that the detailed design of extensions would be primarily a matter for the Environment Department under this and related policies. They are not opposed to extensions in principle but would not wish to see Policy RH6 being used to extend housing across vinery land as the infrastructure of the locality could not take estate development. The representation before the Inquiry did not envisage such development.

4.1009 In response to LHB Management and Mr Brown, the Environment Department confirmed that Policy RH6 is intended to be equally applicable to both non-designated areas and AHLQ subject to the application of Policy RCE1 and, where applicable, RCE3. The application of these policies could have a bearing on the design, massing and locations of extensions or curtilage development and RCE3 could affect the acceptability of such major landscape or engineering works that might be involved in filling a quarry lake. The existence of lakes within former quarries is quite characteristic of the lowland hougues landscape though some former quarries have been filled thereby restoring something like the form of the original landscape. The appropriateness in landscape

terms of any proposal would therefore require careful consideration under Policy RCE2 as well as RGEN3, having regard to the historical evolution of the landscape and ecology. All that could be said is that Policy RCE3 would not rule out consideration of such a proposal. [Depending on the nature of any filling material, issues of waste management in relation to the Island Waste Strategy could also arise.]. As it was argued by Mr Corson for Mr & Mrs Brown that omission from AHLQ would, nevertheless, be preferred, the Environment Department indicated that in their judgement the land was a good example of lowland hougue landscape which ought to be protected in accordance with Strategic Policy SP31.

- 4.1010 From my site visit, I agree with the judgement of the Environment Department that Mr & Mrs Brown's land is rightly designated AHLQ. It seems to me that there is a very clear distinction between it and the very extensive modern horticultural operation to the east. This said, it is clearly not my function to determine the acceptability or otherwise of specific proposals. The policy is clearly flexible and all that appears necessary by way of clarification is to insert into the supporting text an explicit statement that it is applicable in both non-designated areas and AHLQ to mirror those that I have recommended in the supporting texts for Policies RCE1 and RCE3 and to make clear that the policy does cover incidental curtilage development.

Recommendation

- 4.1011 I recommend that paragraph 4.6 be modified by inserting the following after the first sentence of the first sub-paragraph: **“For the avoidance of doubt this policy includes curtilage development that is incidental to the enjoyment of a dwellinghouse and is applicable in both non-designated areas and AHLQ subject to the application of Policy RCE1 and, where appropriate, Policy RCE3.”**

Agriculture - Agricultural Development (5.1 Policy RE1)

Representations: 247 Mr & Mrs D Cowley; 248 Mr D Cowley; 249 Icart Properties Ltd; 250 Icart Properties Ltd; 388 Mr K Wallace; 647 Former States Agriculture & Countryside Board; 781 Mr & Mrs A De Garis; 823 Guernsey Farmers Association; 859(part) National Trust of Guernsey; 1528 Mr F Le Cheminant

Further Representations: 1305 Mr D J Gorvel; 1537 E Gensous; 1538 Douzaine of Torteval; 1539 Dr I & Mrs R Craze; 1540 Mr & Mrs G Brehaut; 1546 Mr & Mrs H Hayward

Issues:

- *Whether new farm buildings are appropriate within AHLQ*
- *Whether the wording of the policy is too restrictive*

Conclusions

- 5.1 Though a number of different locations are referred to in these representations, all are concerned with the same general issue of whether any new farm buildings and in particular new farmsteads should be acceptable within AHLQ so I shall address them together rather than going over the same ground repeatedly in relation to the different locations. I shall, however, make clear the implications of my conclusions for the different localities.
- 5.2 On behalf of Mr & Mrs Cowley, Icart Properties and their operating company – Guernsey Farm Produce Limited, Advocate Perrot outlined the nature of their major farming enterprise covering some 800 verges, with the major land holdings in the Home Farm/Les Houguets area (248/250) where one of the largest dairy herds in the Island [with 110 milkers and at the time 74 followers] is centred and at Icart (249). Other than providing 7.5% of the Island's milk production, the main business is potato production with the enterprise supplying some 85% of the needs of the Bailiwick including the outlying Islands. Although Home Farm has indoor accommodation for the cattle, it only has 25 verges of grazing land attached whereas the Commerce and Employment Department recommend 1 verge per milker and additional land will not necessarily be available in St Saviour's. Thus, they desire to establish a farmstead at which to base milk production at Icart where 160 verges are held. They also need a temperature controlled packing and storage building to support the potato business but have not been able to secure permission either for new construction at Les Houguets or adaptation of existing buildings at Home Farm. It is argued that because of the narrow construction placed on the interpretation of policies, what appears as an enabling policy will become a very restrictive policy unless the wording is amended. In the policy at present, there is a preclusion of new farm holdings from AHLQ. While the meaning of the term holding is not defined, all of the Cowley land is within AHLQ. Moreover, the term "of a scale appropriate to a rural setting" has already been used to justify refusals under the current RAP Phase 2. Thus, the preclusion should be removed and the phrase concerning scale replaced by **"acceptable in terms of siting, design and scale"**. Representation 247

relates solely to residential curtilage development which would be governed by Policies RCE6 and RH6 and did not need to be pursued at the Inquiry.

- 5.3 Mr Wallace (338) also sought relaxation of Policy RE1 so that it would not preclude establishment of new farm holdings in AHLQ. The farmed area remains roughly static, but the number of holdings has reduced with many farm buildings being converted to residential or equestrian use. Thus, the new larger holdings are short of buildings and there is also a need to ensure that there can be start-up farms for the younger generation and also accommodation for agricultural contractors. The problem is most acute in the west of the Island where most land is AHLQ. The Guernsey Farmers Association (823) has a similar concern as farmers may need to relocate at the end of tenancies or consolidate where holdings are enlarged. Sometimes also new requirements imposed by the Commerce & Employment Department or the Water Board, such as new slurry tanks, may best be met on greenfield land. The Association also considers that protection for good agricultural land should be increased, a point also endorsed by the National Trust of Guernsey (859), the former Agriculture and Countryside Board (647) and Mr Gorvel (1305) with the last two stressing that the agricultural industry includes more than dairying or even beef production but also vegetables and salad crops for the local market. A need to include the definition of agriculture in the glossary and make clear that agricultural land includes horticultural land was agreed.
- 5.4 Finally, Mr & Mrs De Garis (781) and Mr Le Cheminant (1528) are particularly concerned over the implications of the policy for their aspirations for new buildings at Le Clos Hoguet Farm, Les Effards and Smithfield Farm, Torteval, both on land designated AHLQ. Both involve complying with new requirements, though at Clos Hoguet Farm there are already some new farm buildings adjoining historic properties and the concern is that the historic structures may not be regarded as redundant and available for residential use because new buildings are required to replace them to meet current requirements.
- 5.5 At Smithfield Farm it is a question of seeking to establish a new farmstead as a basis for dairy operations with 70 milkers and 30-40 followers being relocated from Les Cambrees Farm. Because long-term availability could not be guaranteed at that location, but there is a need to comply with winter slurry requirements, a new site is required. The proposed site is within or adjacent to former vinery land that has been acquired and would give access to a wide area of grassland on the southern cliff-tops which would either be acquired or rented. To date including the former vinery land, Mr Le Cheminant has control of 30-40 verges at Torteval with promises of a further 40-50 verges. In all he has currently use of some 349 verges in St Pierre du Bois and Torteval, though it is accepted that the Smithfield site is not within ready walking distance for cattle from the land at Les Cambrees. The new location would assist in the conservation and enhancement of the rural environment as Mr Le Cheminant is the only remaining farmer in the Torteval area and is therefore supported in principle by the Commerce and Employment Department who do not regard the current grazing land availability issue as an impediment. Although his proposal is supported by the owner of Les Cambrees Farm, who describes Mr Le Cheminant as an excellent tenant, the remaining further representors are opposed to this proposal on grounds of visual impact whether from the main road or in relation to the cliff-top skyline, smell and noise disturbance and the possibility of flies and vermin adjoining Torteval Cemetery and nearby houses. It is also

argued that the site would be within a protected watershed and could cause pollution of douts feeding the water supply system. The Douzaine suggest that location near the centre of the parish is inappropriate and that the extent of land so far controlled in its vicinity is too small to support the herd, though they do support cattle being raised on the fields of the parish.

- 5.6 The Environment Department accepted that the term farm holding does cause some difficulties, but in the re-wording offered to seek to meet the widespread view that it is unreasonable to maintain a preclusion of new building for agricultural purposes within AHLQ, the Department still maintains use of that term. I remain unhappy with its use as it refers to the land controlled by a particular farmer, which, from all the evidence put to me, is often in a Guernsey context very fragmented and spread over a wide area. I consider that use of the term farmstead would be very much more understandable as a collection of farm buildings that are the operational base for a particular farming enterprise or group of enterprises.
- 5.7 I agree with all the representors that it is unreasonable to maintain the preclusion of new buildings or new farmsteads in AHLQ, as such areas contain the great majority of land under active farming in the Island and such areas are likely to increase in future as redundant glasshouses are cleared revealing more of the underlying landscape character. Thus, it is far from easy to find locations for such new agricultural buildings that will be able to serve their intended purpose without considering AHLQ land and indeed in the west and south of the Island the problem is clearly very acute. It could even be a problem in the north-east of the Island should there be a need to relocate La Ramee farmstead. Thus, I shall recommend the deletion of the relevant sentences. Policies RCE1 and RCE3 coupled with the relevant design and local distinctiveness policies ought to ensure that any new buildings are assimilated into the landscape in an appropriate manner. As for the remainder of the detailed wording I am torn between simply accepting the suggested wording from Advocate Perrot, as I would have been minded to do prior to the tabling of the revised wording from the Environment Department and that new wording. The Department's amended wording seeks to create a three-fold distinction between extensions and alterations, new buildings at existing farmsteads and the creation of new farmsteads with increasingly stringent tests. I still consider that there are aspects of Advocate Perrot's wording which should be adopted to prevent the reasonable needs of agriculture being insufficiently recognised in relation to the scale of new buildings, but I shall recommend their inclusion within the threefold framework offered by the Environment Department. None of the wordings offered remove the term incidental and essential and, as a consequence, I shall not recommend any modification thereto though recognising that in an agricultural context on the mainland, the term essential is understood to mean '*reasonably necessary*' rather than essential in an absolutist sense.
- 5.8 Before making my recommendation, I will briefly indicate how I see Policy RE1 as recommended applying to the site specific instances that were laid before me, though it is of course not my role to determine planning applications. Given the deletion of the preclusion of new buildings or farmsteads from AHLQ, I would not expect there to be an objection in principle to creation of a temperature controlled potato store at Home Farm whether through conversion of existing buildings or redevelopment as such ought to be capable of being assimilated in the existing group of buildings and the landscape. While there may be transport advantages to location on the Les Hougets frontage, the only

buildings currently on or adjacent to that land are glasshouses which in law are not permanent buildings but only temporary structures on agricultural land. Thus, to develop on that land would in effect be to construct a new farmstead with considerable landscape implications which it would seem difficult to justify. As for Icart, the land is very much cliff-top land. As well travelling around the road margins I walked much of the relevant length of the coast path. I would agree that it would be most unfortunate if a new farmstead were to intrude into short-distance views along the path or indeed dominate views towards the cliff-top. However, the landform is such that only a short way back from the coast path, a hill brow obscures views inland. It may be more difficult to prevent any view across the flatter land from some points on the roads and, as the cliff-top area is essentially a plateau this locality, distant views of any new farmstead might be possible to a walker looking eastwards from further west. However, currently there are distant views of glasshouses or and other built structures in views to the west. Thus, I am confident that it ought to be possible to find a location in the Icart area where a new dairy farmstead could be assimilated into the landscape without material harm.

- 5.9 As for Clos Hoguet Farm at Les Effards, the Environment Department indicated that as the farmstead already exists with some new buildings, the advice of the Commerce and Employment Department would be crucial in justifying the redundancy of further traditional granite farm buildings and their replacement by modern buildings designed to meet current or future requirements. This is how I would understand the policy as recommended to operate and indeed possibly even as drafted, though the latter would require any new building to be treated as an extension of or alteration to the existing farmstead.
- 5.10 Finally, with regard to Smithfield Farm at Torteval, while I can understand the concerns of the further representors, I am far from convinced that there is an in principle objection to building a farmstead close to the centre of the parish or even adjoining a cemetery as the traditional make-up of a hamlet, at least on the mainland, was often a cluster of church, vicarage and farmstead. However, I can appreciate that in landscape terms it would be desirable to maintain the open vista towards the cliff-top adjoining the cemetery and indeed enhance it by clearing what remains of the former vinery structures. The site further from the road as canvassed in the representations to the Inquiry would be likely to have a less significant impact on the landscape. The advice of the Commerce and Employment Department is that with current design standards for the building and ancillary structures there is no reason why vermin should be encouraged or water quality threatened as nearly all buildings housing cattle have to be within water catchments as the catchments cover almost the whole of the Island.
- 5.11 This said I do not consider that in looking for an appropriate location for a farmstead in the Torteval locality, a search need necessarily be confined to the original Smithfield Vinery land. Further to the south east there appeared to be wasteland between the adjoining glasshouses and the coast where a new cattle buildings could be separated a short way from the proposed cemetery extension and screened significantly by the existing glasshouses from the north. Any overflow drainage should also be able to be contrived to run away from the water catchment in such a locality. The coast path, which I walked, is generally set below the adjoining fields and, as at Icart, short range views are thus generally very restricted looking inland. Consequently, I suspect that cattle buildings in such a locality would also prove inconspicuous from the south and, if seen,

would be in the context of the existing glasshouses. I am not seeking to say that the particular parcel of land referred to would be the optimum solution but simply that if the rear field adjoining the proposed cemetery extension were to be considered unacceptable on landscape or neighbourliness grounds, consistent with my basic recommendation concerning acceptability of new farmsteads within AHLQ, I do consider that an acceptable siting ought to be possible within the general locality.

Recommendation

5.12 I recommend that (i) a definition of agriculture/agricultural land be included within the glossary on the lines of that contained in Section 40 of the Island Development Law 1966; (ii) paragraph 5.1 be modified by adding **“or proposed”** after “an established” in line 4 of the 2nd sub-paragraph, **“or farmstead”** after “holding” in that line and **“particularly where the requirement of acknowledged need has to be demonstrated”** at the end of that sub-paragraph; and by adding **“, the majority of which lie within Areas of High Landscape Quality,”** after “farms” in line 1 of the 3rd sub-paragraph and deleting the final sentence of that sub-paragraph; and (iii) Policy RE1 be modified to read as follows:

“Policy RE1

- a) **Proposals for extensions, alterations, rebuilding or other works to buildings remaining in agricultural use will generally be permitted where they are acceptable in terms of siting, design and scale and where they are incidental and essential to the proper running of the holding.**
- b) **Proposals for new farm buildings at existing farmsteads on existing holdings will only be permitted where:**
 - i) **they are acceptable in terms of siting, design and scale;**
 - ii) **they are incidental and essential to the proper running of the holding; and**
 - iii) **any buildings on the holding clearly cannot, with or without reasonable adaptation, be otherwise used for the proposed purposes.**
- c) **Proposals involving the development of new farmsteads whether on existing or proposed holdings will only be permitted where:**
 - i) **the resultant farmstead would meet an acknowledged need and where the requirement could not be reasonably or practically assimilated into an existing or former farmstead;**
 - ii) **any buildings or structures are incidental and essential to the proper running of the holding; and**
 - iii) **they are acceptable in terms of siting, design and scale.**

Horticulture – Horticultural Development (5.2 Policy RE2) and the Protection of key horticultural sites (5.3 Policy RE3)

Representations: 25 The Guernsey Clematis Nursery Ltd; 675 Douzaine of St Martin; 859(part) National Trust of Guernsey

Further Representations: 646 Mr B Robinson; 794 Mr & Mrs M S Preece; 836 Mrs F M Ferbrache; 1128 Mr & Mrs P Steer; 1271 Mr T de Putron

Issues:

- *Whether the Policy should be applicable in both non-designated areas and AHLQ*
- *Whether the horticultural sites that are to be encouraged or retained are appropriately distinguished*
- *Whether the description of horticulture requires amendment*

Conclusions

- 5.13 The Douzaine of St Martin support the policies relating to the protection of horticultural land as drafted and this standpoint is supported by the National Trust of Guernsey and the majority of the further representors (794, 836, 859, 1128, 1271). However, Guernsey Clematis Nursery Ltd (25) and Mr Robinson (646) in the context of contesting AHLQ designation either as drafted or as proposed by a representor are concerned that the policies are ambiguous as to whether horticultural enterprises within AHLQ could be modernised and developed as readily as in non-designated areas. In addition, in connection with a number of housing or industrial representations the issue was raised whether, if alternative development is denied, the glasshouses would be able instead to be expanded and turned into viable enterprises given the caveat in Policy RE2 as drafted, that the permissive element is only applicable to vineries in production at the date on which the plan will be adopted. Finally, there were suggestions in the context of industrial representations that the definition of horticulture might need to be revisited either to tighten it up to exclude ‘industrialised’ production methods or, conversely, that certain crops might be excluded, although they might be produced in comparable ways to those that are readily accepted as part of the horticultural sector.
- 5.14 In response to these concerns the Environment Department stressed that it is not intended to curtail prospering horticultural enterprises, notwithstanding the zoning of the site but simply to seek to ensure that detailed issues of siting, layout and design reflect as far as possible the landscape context. They also recognised that there is a need to re-define those vineries which would benefit from the permissive aspects of the policy, though indicating that the Department would also be guided by the advice of the Commerce and Employment Department over the choice of key horticultural sites for encouragement or retention under Policy RE3. Amended wording was tabled for paragraph 5.2 and Policy RE2.
- 5.15 For my part, I am generally satisfied that the revised wording offered would meet the legitimate concerns of growers and owners of existing horticultural holdings and I shall recommend accordingly with only minor changes to further increase clarity in relation to the intended operation of the policy. The alternative of setting a past date such as being in use at some time during say the 5 years prior to the application for development could still leave out sites that might otherwise be capable of resuming production. The key problem remains the clause that would rule out substantial replacement of glass if the

vinery were not in production at the time of the application, as for long-term future use it would be likely that at least some replacement glass would be required, as I was shown on my visit to the operative Clematis Nursery site. The only way I can see round that issue would be to introduce a reference to the concept of ‘*key horticultural sites*’ into Policy RE2 concerning development of horticultural sites, a concept that is already embodied in Policy RE3 concerning their retention. In this way new glass might be accepted on a disused though not derelict site, if it would result in the creation of a key horticultural site. Such instances would obviously be rare and would only arise on advice from the Commerce and Employment Department. I heard nothing that would lead me to recommend any changes to Policy RE3 or its supporting text. Clearly, the advice of the Commerce and Employment Department would be a key element in interpreting the policy, but I consider that the intent is nevertheless sufficiently clear so as to enable transparency.

- 5.16 As for the definition of horticulture, I consider that it would be most unwise to contemplate any revision based on the actual growing methods that might be involved at any moment in time. From my visits to various horticultural establishments and what I saw of adjoining sites, clearly at present crops are grown in a variety of mediums ranging from the soil within the glasshouse to growing bags and to a variety of bench systems. It would seem that methods vary according to the crop being produced and latest trends and advice within the trade. On the mainland I have seen no suggestion of excluding production using peat or hydroponic systems from being within the definition of horticulture and it would clearly be inappropriate for a potential issue of development needing permission to arise if an enterprise changed its crops or growing methods. Provided that the definition of agricultural land maintains the position that it includes land covered temporarily by glasshouses, that legal position would remain whether or not the current or last cultivation was founded in the actual soil beneath the glasshouse.
- 5.17 Turning to the scope of the definition of horticulture within the glossary, I note that this refers to the growing of plants for food or decorative purposes. It seems to me that this might exclude some crops that might be grown as ingredients for pharmaceutical products or pesticides. Given the practice of placing restrictive interpretation on plans by the Royal Court, I would have thought that there might be merit in widening the definition to make clear that the intensive growing of any plants for commercial purposes would fall within the definition. This could be accomplished by deletion of ‘**for food or decorative purposes**’ or alternatively by adding ‘**medicinal**’ after “food,”. On balance I prefer the latter as the former would imply a need also for a definition of commercial growing.

Recommendation

- 5.18 I recommend that paragraph 5.2 be modified by amending the 2nd sub-paragraph to end as follows: “...**Areas of High Landscape Quality will be carefully assessed in relation to Policy RCE3 as well as to Policy RCE1 that will apply in non-designated areas, whilst the establishment of wholly new horticultural holdings anywhere within the rural area will be resisted in order to encourage best use of existing horticultural holdings. Where a development proposal involves bringing a disused holding back into production, this will be generally permitted where it does not require the reconstruction of significant areas of glass or ancillary buildings or structures or alternatively where it would result in the creation of a key horticultural site (see**

paragraph 5.3). Glasshouse sites that are clearly derelict will be considered under Policy RCE5 and other relevant policies of the plan.”; by deleting the first sentence of the 4th sub-paragraph; and by amending the 5th sub-paragraph to read as follows: **“For the purposes of this policy, new buildings including glasshouses that are clearly incidental and essential to operation of the holding will, at the discretion of the Department, be regarded as constituting an extension.”**

5.19 I recommend that Policy RE2 be modified to read as follows:

“Policy RE2

Proposals for extensions, alterations, rebuilding or other works to glasshouses or buildings associated with horticulture will generally be permitted where:

- a) the site forms part of an existing holding which is in operation, or one which although disused could be brought back into operation without requiring significant works to existing ancillary buildings or structures or the erection of significant areas of new glass or, exceptionally, where such significant works as may be necessary would result in the creation of a key horticultural site;**
- b) the holding is considered to make, or be capable of making, a valuable contribution to the industry and is likely to continue to do so for the foreseeable future, by virtue of its suitability for commercial operations;**
- c) the proposals are acceptable in terms of siting, design and scale;**
- d) the proposals are incidental and essential to the operation of the holding.**

The establishment of new horticultural holdings will not be permitted.”

5.20 I recommend that the definition of horticulture in the glossary be expanded by adding **“medicinal”** after **“food,”**.

Retailing - Retail Development (5.4 Policy RE4)

Representations: 34 Oatlands Holdings Limited; 63 Mr R Domaille; 147 Deputy J Gollop; 225(part) Deputy Dr D DeG De Lisle; 281(part) La Société Guernesiale; 284 Les Riches Stores Ltd; 327 C I Investments Ltd; 422 Mr C J Brookfield

Further Representations: 570 Mr H L Mauger; 637 Mr T Lee; 677 P J Bell; 838 Mr & Mrs M Burrows; 976 Mr S Morris; 1359 Mr & Mrs R Burrows; 1483 Mrs K M White; 1497 Ms J Firth; 1547 Mr & Mrs H Browne

Issues:

- *Whether the definition of retail needs to be amended*
- *Whether the policy is sufficiently restrictive or alternatively too restrictive concerning isolated retail sites that are not situated at designated Rural Centres.*
- *Whether there is a need for clearer definition of the designated Rural Centres*

Conclusions

5.21 The concern of Oatlands Holdings is the restrictive interpretation placed on the nature of acceptable retail units at the Oatlands Village craft centre. This concern was echoed in

comments to the Inquiry by other operators of tourist craft centres in the Rural Area, who did not lodge formal representations. However, as the Environment Department pointed out, the concern appears to relate to the restricted categories of trade included in Retail Use Class 17 of the Island Development (Use Classes) Ordinance, 1991 rather than anything in the RAP Review itself, as this class is the permitted use of many of the units at Oatlands and similar craft centres. There is no similar Use Class in the Town & Country Planning (General Permitted Development Order) 1995 (as amended) on the mainland and this is a matter that may warrant consideration when the new Ordinances come to be drafted following the enactment of the proposed new Island Development Law. However, as it stands neither paragraph 5.4 nor Policy RE4 would prevent changes of use of existing retail units between different retail uses classes provided that such changes of use would not have the adverse consequences referred to within the policy criteria.

- 5.22 The further representations recorded as against representation No 34 are essentially opposed to new buildings or other forms of development encroaching on the green spaces around Oatlands Centre and are not generally concerned as to the precise nature of retailing that is or might be undertaken within the various units. Although, on behalf of Oatlands it was suggested that the policy might be expanded to make specific mention of tourist attractions or tourist centres with restrictive conditions to be imposed to restrict the extent of non-ancillary retail use to certain proportions or floorspace limits, I am not convinced that such complications are necessary within either Policy RE4 or indeed within Policy RE13. In the latter, retail elements would be by definition required to be ancillary and in respect of Policy RE4, provided it is made clear that the policy would also be applicable to changes of use between the retail use classes as well as to changes of use to retailing from other uses, the criteria appear appropriate to determining whether or not adverse consequences would arise either to the retail centres that are being protected or encouraged or, more widely, to the rural environment. I recommend accordingly.
- 5.23 More generally, Deputy Gollop (147) supports the policy to encourage village service centres but seeks a strong restriction on retail development in the rural area while Deputy De Lisle (225) is concerned that the policy and related text are too liberal and might encourage out-of-town retailing to the detriment of St Peter Port centre. Encouragement of Rural Centres is claimed to encourage suburbanisation, like the Admiral Park development and the concentration of retailing on Jersey in St Helier was commended. The Environment Department argued that Policy RE4 is a restrictive policy fully in accordance with Strategic Policy SP19 in so far as that allows the retention and improvement of local shopping facilities provided that the scale is consistent with the function and character of the local centre. I share this latter view and consider that the text of the retail preamble and paragraph 5.4 and the wording of Policy RE4 make quite clear that new retail units will not be permitted away from the designated rural centres and that extensions of existing retail units would be carefully controlled. In my view this is a more sustainable policy than one that would seek to force residents into the centre of St Peter Port for every day to day retail purchase. Consequently, I do not find a conflict between Policy RE4 and the related text and the primary objective of the plan to conserve and enhance the rural environment. I do not consider that the Admiral Park development, which though containing retail elements is primarily a business park, is an example of what might arise under the policy. Its site is well within the urban fabric of St Peter Port/St Sampson's and is in no sense a rural centre. I shall therefore only recommend a

very minor change to the wording of Policy RE4 to clarify its intent in so far as some proposals covered by clause a) would be within one or other of the rural centres and the protection for rural centres required under sub-clause i) would therefore be that for other centres. Almost inevitably the vitality or viability of the centre containing the retail unit proposed to be enlarged would be enhanced.

- 5.24 As the Environment Department confirmed, I consider that the wording of Policy RE4 as drafted would in principle enable the rebuilding of fire damaged or destroyed retail premises (as would Policy RE9 for wholesale premises), the particular concern of Mr Domaille (63). It would seem that the issues raised by the former Island Development Committee over redevelopment of the site under the current RAP Phase 1 have been related to matters of scale, location and design, but that the principle that the site has a retail use is not in dispute. I do not consider any modification to the draft plan to be necessary to cover such circumstances. Certainly, I do not consider that a specific retail allocation would be warranted and the criteria for defining an additional rural centre would not in my judgement be met by the scattered facilities in the general vicinity. If any such re-building scheme were to seek to create a larger or otherwise enhanced retail (or wholesale) facility, then it would have to be judged against the criteria in the policy, but the advantage of the new policy for a retailer or retail owner faced with such circumstances would be that they would not have to contend with site specific zonings that might otherwise inhibit rational layout or enhanced design.
- 5.25 This leaves the definition of the rural centres, a matter of concern because of ambiguity to La Société (281) and to Deputy De Lisle (225) because of the substantial development potential that could lie within 500 metres of the facilities at the defined centres. It is also at the heart of the representations by Les Riches Stores Ltd (284) and the further representors (570, 673) relating to the Manor Stores site at St Martin's. The lack of definition of the Rural Centres was opposed by Advocate Perrot on behalf of Les Riches as it gives little or no guidance to retailers seeking expansion through possible development of additional units. Conversely, residents fear a lack of control over retail or service development, with potential for creeping expansion of the Rural Centres. In my view, the arguments that the plan as drafted has a lack of transparency in this respect are well founded. It was only at the Inquiry that the retail developer at Le Camps du Moulin, St Martin's was able to get an assurance that their aspirations for an extension onto the lower car parking area to the rear of the shops would in principle comply with Policy RE4. Conversely, by failing to map the common areas within 500 metres of the defining indicators for the Rural Centres, the plan does not explicitly rule out feared interpretations that the policy could be used to sanction any developments within 500 metres of the outermost indicator as being within the centre rather than only being in proximity to it.
- 5.26 I sought plans showing the definition of the Rural Centres from the Environment Department for possible inclusion in the Plan. These were not forthcoming, though the Environment Department did indicate an additional facility used to define the centres, namely re-cycling facilities. This should be added to the list on Page 50. I do not find the reasons against defining the centres more precisely at all compelling as changing circumstances will always arise and would normally be taken on board at the next review of the Plan. I consider that retailers, aspiring retailers, residents and prospective residents ought to be able to know whether or not their properties or those they are considering occupying or acquiring are regarded as within the relevant Rural Centre. In the absence

of plans detailing the centres by reference to property boundaries, I cannot recommend addition of detailed boundaries, as I do not have the information on which to base such boundaries. However, understanding of the policy would be improved if the stars on the proposals map to be replaced by circles of sufficient radius to include all the shops and service outlets regarded as falling within the Rural Centre concerned. This ought not to be a taxing exercise as it would appear that the centres of the stars have been carefully located so that the outer edges of circles would just enclose the most far flung facilities that are regarded as making up the relevant centres - even at St Martin's where the centre is spread out over some considerable length along La Grand Rue and La Route des Camps to Le Camps du Moulin - but without encouraging any further extension of the centres. The circles would inevitably include some land on which additional retail or service provision would not be appropriate and would need to be excluded by reference to other policies in the plan, but apart from excluding land designated as AHLQ, this drawback would only be able to be avoided if the Environment Department were able to provide the detailed boundaries that I sought. To be acceptable, proposals for new retail or service development under this policy as recommended would need to fall within these radii. It is for consistency with Policy RE5 that I consider preclusion of new retail units from land designated AHLQ should apply, as retail/service development must be relatively flexible in terms of detailed location and so does not need to be in AHLQ. The Public Safety Zone would also exclude much of the land that might otherwise be open for consideration at St Peter's, but Policy RGEN13 is sufficiently explicit not to require any cross-reference as it applies to all kinds of development.

- 5.27 The final representation concerning Policy RE4 relates to the former Happy Landings Hotel site at Le Bourg (327). The representation concerning that site suggests a variety of other uses, but as the site immediately adjoins the largest retail unit at Le Bourg which is closer to the heart of the traditional centre than some others, I consider that Policy RE4 must in principle apply to appropriate use of that site, but in keeping with the general approach of the plan I do not consider that a specific zoning would be warranted for this or any other use.

Recommendation

- 5.28 I recommend that (i) in the preamble "Retailing" paragraph an eighth bullet point "**re-cycling facilities**" be added on Page 50 and the first sentence on Page 51 be deleted and replaced by new sentence at the end of that paragraph as follows: "**The outer limits of these Rural Centres are shown diagrammatically on the Proposals Map**"; (ii) Policy RE4 be modified by inserting "**any of**" before "the Rural Centres" in a) i) and inserting "**and not within AHLQ**" after "Rural Centre" in b) i); and (iii) the stars denoting the Rural Centres on the Proposals Map be replaced by radii drawn to enclose the outermost of the facilities used to define the relevant Rural Centre.

Garden Centres (5.5 Policy RE5)

Representations: 163 Mr R Plumley; 260 Stan Brouard Limited & Florex Ltd

Further Representations: 803 Mr J Wong & Mr G Hartland; 1545 M S B Woodward

Issue:

- *Whether the criteria in the policy are appropriate in particular in relation to the preclusion of AHLQ land*

Conclusions

- 5.29 Mr Plumley expressed concern over the interrelationship of clause c) with Policy RE2 in so far as the clause requires the site to be used predominantly for plant cultivation or sales and over clause b) because only the States would be able to determine whether the site may be required for a strategically important use and, if so, such sites should be allocated now. Finally, he urged that the preclusion of AHLQ land should be removed as the States have accepted that garden centres are a rural use even if a form of licensing as well as planning control is envisaged.
- 5.30 Although the Environment Department referred to the possibility of a new Use Class and the need to avoid dereliction being used to justify change of use to a garden centre as why a threefold control mechanism might be warranted, at the Inquiry I was not able to ascertain what added value would be provided by licensing that could not be achieved via imposition of planning conditions or planning agreements to give effect to Policy RE5 once the proposed new Island Development Law has been enacted. In the absence of such clarification, my recommendations are made on the assumption that control would be wholly exercised through application planning powers in relation to this policy. I accept that clause b) should be redrafted to refer on the one hand to key horticultural sites, as that is a concept already embodied in Policy RE3, and to remove the inference that anyone other than the States could determine whether there might be other strategic requirements. While I accept that it would be desirable to identify all such possible requirements during the lifetime of the plan at the outset, and a number of subsequent recommendations are made to further that approach, I recognise that unforeseen States requirements could arise and that they might warrant priority over a relatively footloose garden centre.
- 5.31 While there may be an overlap with Policy RE2 in respect of clause c), this would only be in relation to the cultivation of plants. If sales were predominant, the use would have moved beyond horticultural production into the purview of this policy. I cannot see that the overlap with regard to production would cause difficulty in application of the policies. If any retail sales element were sufficiently low as to be regarded as an ancillary use on a site where horticultural production was predominant, then the operator would be able to seek application of the more liberal Policy RE2. However, if those retail sales were of such significance, notwithstanding the predominance of cultivation in terms of site area, then a mixed use would have come into being that would be addressed under this policy.
- 5.32 Although the representations on behalf of Stan Brouard Ltd also advanced the proposition that Garden Centres should not be subject to preclusion against location within AHLQs, I do not find that argument to be at all compelling as it must be appropriate to divert optional forms of development away from the areas which it is most important to preserve and enhance in order to demonstrate their distinctive character. Leaving aside the preamble to the policy, which seems far from transparent as I cannot see how acknowledged demand of the Island Community could be demonstrated other than through the entrepreneurial judgement of a prospective developer that a sufficient market is likely to be available, I do not see particular difficulty with the terms of Policy RE5

where a specific garden centre use is proposed subject to rectification of the wording of clause b).

- 5.33 The circumstances of the Stan Brouard Group at Landes du Marche are more complex. As Advocate Ferbrache explained, at that site there is clearly a hybrid use in being. It may be that in strict planning terms all of the activities may not be authorised as they have developed over the years since 1971, but given the number of permissions that must have been granted for physical works over the years, I would not have thought that an issue would be raised at this stage over the current mix of activities on the site including the “Growing Store”. The activities include wholesale distribution, packing and industrial activities that would fall under Policy RE7 in the agricultural and horticultural supplies business (including production of specialist products which have been developed), flowers by post, irrigation systems and similar businesses; commercial use in the staff agency operation and management of their Jersey businesses that would fall under Policy RE9 and the indoor elements of a garden centre that would be governed by this policy. Depending on the extent of group activity included in calculations, the retail sales from the site currently appear to involve 12-22% of the turnover and although retail sales would be expected to grow with full development of garden centre activities, other parts of the business are also forecast to have substantial growth potential. Thus, continuation of a hybrid use with the garden centre element being by no means dominant seems likely for the foreseeable future.
- 5.34 While Advocate Ferbrache offered a much simplified version of Policy RE5 that might suit the Stan Brouard Group aspirations, unless only this proposal is the only one ever to be considered, the ensuring policy would provide far less guidance than that in the draft Plan and would leave almost any site open for consideration. I do not consider that such an approach would provide the transparency that ought to be a characteristic of a Development Plan. Rather, provided that the hybridity of the use at Landes du Marche is recognised, I cannot see that the caveat contained in sub-clause c) need be a problem as the majority of the extended site would be used for outdoor display and plant production or holding and landscaped customer parking (even if Scara Brae site were regarded as falling largely or wholly under Policy RE2), with sub-clause a) having been already being met by the existing site, whereas the bulk of the existing building and the large elements of new extensions to replace or extend the other activities would be governed by the less restrictive Policies RE7 and RE9. For the avoidance of doubt, I recommend the removal of the AHLQ designation from the area on which it is proposed to extend the majority of the garden centre activity. It is a finely balanced judgement with a fair degree of subjectivity as to whether the farmland immediately adjoining the present industrial type buildings currently warrants AHLQ designation given the visual impact of the existing industrial buildings and I do not consider that such designation ought to be available as a means for blocking sensible development of the hybrid complex. Removal would be less easy to justify on a broad brush basis for the Scara Brae site, but as referred to above what is proposed there would in principle fall within Policy RE2.
- 5.35 The overall proposal, which is supported by a wide cross section of business and commerce and by the Commerce and Employment Department, would appear likely to safeguard the availability of supplies and services for the Island’s agricultural and horticultural industries while enhancing the immediate environs of the housing area along Landes du Marche. The former would provide justification for use of agricultural land while the latter is emphasised by the support from Mr Woodward (1545), as a

consequence of the re-direction of some the traffic from the access adjoining his house and the prospect of an enhanced outlook. I do not consider that the principle of the development envisaged need harm the amenities of residential properties to the north, which was a concern of the representation from Mr Wong & Mr Hartland (803) because of the proposed access and parking areas south of their property. Given the extent of tree and shrub screening already in place and the potential for designing any detailed layout to minimise potential for noise or disturbance and to enhance landscaping, I am satisfied that their concerns should be able to be met in a development control context. I do not consider that particular reference to residential amenity need be included in this policy as Policy RGEN11 applies to all proposals that could be unneighbourly.

Recommendation

- 5.36 I recommend that Policy RE5 be amended by adding “**horticultural**” before “site” at the end of a): amending b) to read as follows: “**b) the site is not a key horticultural site (unless Policy RE3 a) can be complied with) and the site is not required for any other strategically important use;**”.
- 5.37 I further recommend that the Stan Brouard site at Landes du Marche be recognised as having an existing hybrid use including elements of a garden centre and that field belonging to Florex Ltd (Reference CO1943B000) north of the existing buildings be re-designated from AHLQ to non-designated land.

Industry/Commerce – Industrial development (5.7 Policy RE7), Protection of industrial accommodation (5.8 Policy RE8) and Commerce related development (5.9 Policy RE9)

Representations: 164-165 Mr R Plumley; 188 States Board of Industry; 203 Mr M Phillips; 1445 Guernsey Building Trades Employers Association; 1516 Construction Industry Forum; 1564 Confederation of Guernsey Industry

Further Representations: 411 States Board of Administration & Guernsey Airport Authority; 638 Deputy Dr D DeG De Lisle; 645 Guernsey Chamber of Commerce; 670 Guernsey Aero Club; 671 GHATA

Issues:

- *Whether there is a need for more industrial land in the rural area including in the vicinity of the airport*
- *Whether there is a need to make provision for small workshops or e-commerce in the rural area*
- *Whether there is a need to make provision for builders’ yards in the rural area*

Conclusions

- 5.38 The Board of Industry originally made a site specific representation that sought to enlarge the proposed industrial allocation at La Villiaze north of the Airport, which is being carried forward from the current RAP Phase 2, to include 9.64 acres of the larger 22 acre area which was proposed in November 2001 but not pursued after an adverse recommendation by my colleague, Inspector Cookson, in his report of 18 March 2002 and the decision of the States on 30 October 2002.

- 5.39 The site specific element of the representation was withdrawn, but a general case was continued that there are likely to be additional industrial requirements in the rural area, including for high technology, knowledge industries and e-commerce, which will not be able to be accommodated within the modest undeveloped area at La Villiaze or be able to be brought forward within the limitations of Policies RE7 and RE9. The Environment Department sought information from the successor Commerce and Employment Department that might quantify the extent of any such requirements. However, although I was presented with a paper dated June 2004 on “Strategic Land Needs for Industry and Departmental Policy Considerations on Land Strategy” setting out the approach being undertaken in a sectoral analysis of the Island economy before I closed the Inquiry, it was very much work in progress. There is no quantification either of a total Island-wide requirement or of the particular categories or trades that might require land within the rural area rather than being accommodated within the industrial or mixed use allocations or through the operation of the more permissive policies contained within the UAP Plan. The Environment Department therefore agreed with the Commerce and Employment Department that the issue of making provision for additional land in the RAP whether by further land allocation or modified policies should await consideration by the States of the completed studies which are being conducted in consultation with the relevant trade bodies. Should such consideration lead to a significant amendment of the Strategic and Corporate Plan, then the Environment Department undertook to promote an appropriate amendment of the RAP in advance of its next general review.
- 5.40 In the interim, the Commerce and Employment Department offered a paragraph that might be added to the Plan, their suggestion being within the general section on the Rural Economy on Page 45. The paragraph was discussed at the Inquiry and certain additions suggested that could make it more compatible with the generality of the plan. The Commerce and Employment Department stressed that in advance of the completion of their studies, the particular sectors that may need more provision in the Rural Area are perceived to be the building trades and industries that might create high value low-weight export items for which location near the airport might be optimum. They are not seeking provision for pure office space which they accept can be accommodated in St Peter Port or St Sampson’s. The case argued on behalf of the Confederation of Guernsey Industry (1564) was in similar general terms that greater flexibility is needed in the rural area to enable the economy to grow in new ways and to replace the sites being lost in the UAP area such as in the Gategny and Bouet MURAs, as well as at Leale’s Yard.
- 5.41 The Environment Department had no direct comment on the additional wording as discussed save an observation that they remain to be convinced as to the need for additional allocations in the RAP area, given the new key industrial site proposed in the UAP area and the provision made for building trades in that area under Policy EMP7. The additional paragraph would not make any commitment over and above the carried forward allocation and provision that might arise under the policies of the plan substantially as drafted. I shall therefore recommend its inclusion in the text of paragraph 5.7, as it would provide a framework within which any subsequent amendments or exceptions might be considered should the completion of the studies justify such action.
- 5.42 Mr Plumley argues that provision should be made generally for e-commerce in the rural area and not just at La Villiaze, as previously sought by the Commerce & Employment Department, because it is a low-activity use that could be compatible with the conservation and enhancement of the rural area. He also seeks provision to be made for

small workshops and yards. He suggests that this should be by way of an extension of Policy EMP7 of the UAP to the rural area so that building trades need not have the threat of enforcement hanging over them as exists for those currently based in former vineries without planning permission. He argues that Strategic Policy SP13 enables provision to be made for small-scale businesses in appropriate locations anywhere in the Island.

- 5.43 In the latter respect, a very similar case was put on behalf of Mr Philips and his mother (203), the Guernsey Building Trades Employers Association (1445) and the Construction Industry Forum (1516). On behalf of Mr Philips, Mr Le Page argued that the needs of the building trade are acute in the rural area and are likely to become more so as businesses are displaced from sites like Belgrave Vinery and Leale's Yard within the urban area where traditionally a number of such uses have been based. The existing Policy EMP7 is not thought sufficient as it would only benefit builders already having sites. Neither the La Villiaze allocation nor those in the UAP area would assist, as they would attract higher value uses. Similarly, Policies RE10 and RCE14 would not assist as those only relate to use of part of an existing dwelling or conversion of existing buildings, yet Strategic Policy SP12 requires an adequate supply of industrial land. A new policy was suggested in the following terms: **"Proposals for the creation of new industrial developments for use as builder's yards to serve the local building industry may be considered. They must relate to small-scale operations and be an important part of the infrastructure needed to support the building industry. They will only be used as areas principally for open storage of materials and plant connected with the building industry. This must be the majority of the area of the site. However, small scale storage buildings and offices may be permitted for use ancillary to the main use. These light industrial sites are to be in a position where they can be screened from roadways and/or surrounding properties, and are to be in a position where they are not surrounded by residential development as this may cause conflicting issues and perhaps an incompatibility with neighbouring land uses."** A former vinery site in Grand Douit Road, St Sampson's is cited as an example of such land. It is in a non-designated area and has only a small number of dwellings adjacent or opposite.
- 5.44 The suggested new policy was also put forward in a general case on behalf of the Construction Industry Forum. At least a dozen builders were said to be seeking sites and it is inefficient for them to have to operate without proper bases. While not advocating the particular new policy, the case on behalf of the Guernsey Building Trades Employers was substantially similar, namely that there are insufficient sites available for the building trade in the Island. Locationally, provision within the UAP area either by specific allocation or through Policy EMP7 is not perceived to be a problem, given the small size of the Island and the concentration of work in the UAP area. However, the nature of the provision it is regarded as inadequate, particularly by way of allocations. Unless allocations are made specific to the building trade, such users will be outbid as most of their requirement is for outdoor storage. A suggestion of possible temporary uses of vinery sites during clearance was made, though the Environment Department commented that the need, if it is really unsatisfied, would remain at the end of the clearance.
- 5.45 The other further representors are against the original site specific representation of the Commerce and Employment Department at La Villiaze. On its withdrawal, they did not withdraw their further representations because the approach of the Commerce and Employment Department would enable the proposal to be brought forward again. On behalf of what is now the Public Services Department (former Board of Administration),

the Deputy Airport Director drew attention to the restrictions on the height of any buildings that might be necessary even within the reduced extent of the original site specific area as compared to the previously proposed amendment to the RAP Phase 2. These restrictions arise from the requirement for a transitional surface at a gradient of 1:7 extending out from a line at 150 metres from the centreline of the runway and also the need to protect sensitive navigational equipment, a significant proportion of which are located north of the runway in proximity to the land concerned. For example the radar installation would require development to be restricted to 2 metres below the centre-line of the reflector which is at 112.82 metres. The presence of the VHF/UHF and DRDF installations which are south of Specsavers and the VOR installation to the west would also impose restrictions. There would also need to be specific consultation on certain types of electronic equipment like satellite uplinks to avoid interference and over building materials to avoid reflectivity.

- 5.46 Guernsey Chamber of Commerce (645) and the Guernsey Hotel and Tourism Association (GHATA) (671) both expressed concern over any development that might restrict the operation of the airport and its ability to cater for anticipated growth which might see a more than doubling in passenger throughput by 2020. The availability of the airport for passenger and general aviation movements is regarded as crucial for all sectors of the Island economy, including the financial services industry. On behalf of the Guernsey Aero Club (670) a more specific point was argued, namely that any land that might be available clear of the restrictions referred to by the Deputy Airport Director should be reserved for airport-related use. The new terminal and extension of aircraft stands had displaced business and private aircraft mainly to the extremities of the developed south side of the airport and if a desire for complete segregation of public transport and general aviation was sought in the interests of security, then business aircraft might displace the remainder of the private aircraft parking adjoining the Anglo-Normandy Aeroengineering maintenance hangar. The north side land might be the only area available for additional aircraft parking and perhaps for any new hangarage, as the Environment Department had not been able to give unequivocal assurances concerning the suitability of land at and west of the aero club. While not supporting the development of the withdrawn site for non-airport related development, the Environment Department suggested that the application of Policy RGEN13 ought to enable the operation of the airport to be fully safeguarded.
- 5.47 Deputy Dr De Lisle (638) not only opposed the withdrawn site specific representation as contrary to the States conclusion following Inspector Cookson's recommendations, but also the substitute amended wording which he considers would provide a basis to permit industry across the Island contrary to the primary objective of conservation and enhancement of the rural environment. He suggested rather than an addition, the reference to carrying forward the existing allocation at La Villiaze should be struck out, as development of the land could be harmful to the amenities of neighbouring residents. While again not seeking to support either the withdrawn site specific representation or the alternative additional paragraph, the Environment Department indicated that they could not accept withdrawal of the existing allocation as its inclusion was a specific instruction from the States and light industry should not harm residential amenities. Such amenities should also be safeguarded by Policy RGEN11.
- 5.48 In the light of all these representations, I am satisfied that these policies of the plan and their supporting text are broadly sound and do not warrant significant modification. I

accept that there are ongoing studies and for that reason, as indicated in paragraph 5.41 above, I shall recommend including an additional sub-paragraph within paragraph 5.7 broadly as sought by the Commerce and Employment Department as a peg on which any alterations that may flow from ongoing studies might be hung. However, I should make clear that I am unconvinced of the need for special provision to be made for e-commerce. At the one end of the spectrum, as the Environment Department pointed out, Policy RE10 would facilitate home-working and at the other, I am not clear on how a call centre would differ from an office development or a back-up computer installation from any other building on a business park. As the outputs are essentially electronic, it is difficult to see why particularly close location to the airport would be warranted unlike the possibility of high value export-oriented industries that might have light-weight physical outputs. Moreover the restrictions that might apply to particular electronic equipment like satellite uplinks might cause difficulties for some operations in this sector if located on the north side of the airport.

- 5.49 As for building trades and small workshops, I have greater sympathy with the pleas for more land as on my site visits I saw many instances of parts of former vinery sites in use for building trade operations. I imagine that most if not all were either unauthorised or only partially so and many were unsightly. Nevertheless, I do not consider that the suggested additional policy would be workable. It would not provide any locational steer and is in such general terms that almost any site, particularly remote ones, would be open for consideration. Neither do I consider that a sufficient case has been made at this stage for application of Policy EMP7 from the UAP throughout the Island or across larger parts of it. To do this would again be to move away from the locational steer currently provided by the two plans taken together, contrary Policy SP33 of the Strategic & Corporate Plan. Moreover, although I enquired at the Inquiry, examples could not be cited of any positive use made as yet of this policy in the UAP area. It appears to have very stringent criteria. By the time that the studies that the Commerce & Employment Department are commissioning have been completed there may be greater experience of its application. In the interim, the potential of Policies RE10, RCE14 and RCE6 should not be under-estimated. As the Environment Department pointed out, Policy RE10 would enable the smallest one or two person firms in the building trade to be able to operate from domestic properties in appropriate circumstances, and the next level up in scale might well be able to be based in former vinery buildings under Policy RCE14, with an appropriate curtilage defined for properly screened outside plant and material storage under Policy RCE6. Once the proposed new Island Development Law is enacted binding conditions and agreement will be possible. This may enable the regularisation of at least some of the present sites with substantial environmental enhancement through screening, fencing and limiting the yard areas, while perhaps securing reclamation of wider areas. I did not find the site at Grand Douit Road to have any particularly distinguishing features that would warrant greater consideration than many other vinery sites. I noted that some of the major building trades firms do have sites of their own to which the provisions of Policies RE7 or RE9 would apply if they are within the RAP area. The unquantified issue is whether there are further larger firms needing sites that could not be catered for by Policies RCE14 and RCE6. However, pending the completion of the current studies, I am satisfied that there is no case for additional site specific allocations in the RAP area, whether generally or specifically for the building trades.

5.50 Turning to the land adjoining the airport, in one sense I do not need to make any formal recommendation as the site specific representation was withdrawn. However, it is clear that although the area considered in the withdrawn representation was considerably reduced from that considered by Inspector Cookson, major development limitations would nevertheless apply to significant parts of the land in order to safeguard the operation navigational equipment and maintain the transitional surfaces along the runway. It is clearly of paramount importance that the safe operation of the airport is not prejudiced. Secondly, while I was not given any evidence to suggest that security reasons are going to be advanced to require much greater segregation of public transport and general aviation areas or that public transport operations may be going to expand to the extent that all aircraft parking, maintenance and hangarage cannot be accommodated on the south side of the airport, in terms of airport-related development under Policy RE14, activities specifically involving aircraft can only be located on land contiguous with the operational area of the airport. Given the even more stringent safeguarding requirements of the CAA to east and west, the only possibilities are to the south or north. While, I have read since the Inquiry closed that there may be a reduction in the short-term in the number of public transport aircraft based on the Island, this does not mean that the need for aircraft-related areas will necessarily reduce or even level out in the longer term. If the carried forward allocation at La Villiaze, which I accept is a specific instruction from the States, is privately owned I can understand the desire of the Commerce and Employment Department to have an area of land under its direct control for a strategic employer should economic development considerations warrant new directions for the Island economy. However, it seems to me that before any use is made of any developable land on the north side for non-airport related development, the States should be wholly satisfied that all foreseeable airport-related uses directly involving aircraft can be accommodated on the south side of the airport. In short the comments of Inspector Cookson remain wholly apposite and I quote the relevant sentences from his report:

“37. Long-term additional facilities and space are needed at the airport to cater for additional traffic and any changes in trends and patterns in air travel. The land on the north side of the runway could provide for such expansion.”

Development of this land without being wholly satisfied as to the long-term adequacy of south side land would be contrary to paragraph 10.4.9 of the 2003 Strategic and Corporate Plan which states: “The Plan encourages the future development of the Airport but only by businesses and industries that require an airport location. The land surrounding the airport is by definition scarce and in a rural area of the Island. A range of other industrial locations will be identified for other companies that do not require airport location.”

Recommendations

5.51 I recommend that the text of paragraph 5.7 be modified (i) by inclusion of “**generally**” after “The **Department** will...” in the first line of the 2nd sub-paragraph and adding the following at the end of that sub-paragraph: “**Nevertheless, whilst recognising that the majority of the Island’s development needs should be met within the boundary of the Urban Area Plan, adequate provision should be made for those businesses that have good and justifiable reasons, in terms of their particular characteristics, for operating in the rural area. In making such provision any commercial or industrial development must be balanced against the primary objective of conserving or**

enhancing the rural environment. Additional land requirements over and above that carried forward from the previous Rural Area Plan Phase 2 need to be justified in a way which balances the need for environmental protection and the specific economic development opportunities represented within the area covered by the Rural Area Plan which could not be met within the boundary of the Urban Area Plan.”; (ii) by adding at the end of the original third sub-paragraph: “, with any related curtilages considered against Policy RCE6 of the Plan”; and (iii) deleting the first three words of the original fourth sub-paragraph, starting what follows “The...”, but that no other modifications be made to Policies RE7-9 and their supporting text in response to these representations.

Site Specific Representations

Stone Yard, Rue du Presbytere, Castel

Representation: 94(part) Garenne Investments Ltd

Further Representations: 594 Mr & Mrs S J Torode; 762 Mr A Deane

Issue:

- *Whether the criteria in Policy RE7 would enable appropriate development of the stoneyard*

Conclusions

- 5.52 Garenne Investments sought clarification of the application of Policy RE7 to this site. On the evidence of neighbours it was a gravel pit in the 1950's that was filled in the 1960s and has been used as a stoneyard since then with usage gradually increasing since acquisition by the Garrenne Group and operation by their subsidiary Granite Le Pelley. The administration of the stone business is undertaken from the group headquarters and the site is used in a low key manner often with only 1 or 2 staff on site at any one time. However, if the site is to continue in use, the company consider that it is necessary to provide proper staff facilities and ideally a covered workshop (with appropriate dust control) for health and safety reasons.
- 5.53 Mr & Mrs Torode (594) queried the adequacy of the 12 feet wide access track alongside their property and would be concerned at any adverse effect on residential amity were the site to be substantially developed. However, they are not against limited enhancement and improvement of the facilities at the stoneyard. Mr Deane (762) sought clarification of planning status of the site and opposed creeping intensification. In response, the Environment Department submitted a statement to the inquiry confirming that an established use as a builder's yard is accepted following previous investigations of intensification of industrial activity. They indicated that they would be prepared to see an insertion into the supporting text in paragraph 5.7 to the effect, as originally included in that for Policy RE2 in paragraph 5.2, that new buildings that are ancillary or incidental to the industrial use would be treated as extensions under the terms of clause a) of the policy. While the Department would not be opposed to relocation to the port area at St Sampson's, given that most new stone is imported, there is no intention to pursue any enforced relocation from this site.
- 5.54 From what I saw on my accompanied visit to the site, the access is of sufficient width for appropriate commercial vehicles to gain access to the site, though its unmade nature

probably adds to dust and noise disturbance when in use. Most of the secluded bowl is occupied by heaps of stone from a variety of sources, the greatest extent appearing to be from granite or other stone salvaged from demolition sites pending re-use, though also including limited quantities of new stone blocks for cutting to form quoins, key stones or other features and imported cladding panels. Plant is scattered around the site. Rudimentary shelters for workers exist on parts of the site including an open sided shelter under which cutting evidently takes place as necessary. I was given a copy of an illustrative plan for a modest industrial building some 18 metres by 9 metres and 3.6 metres to the eaves that might include a covered working area, secure equipment store, staff room and toilets. It could be located towards the southern end of the site with an adjoining parking area.

- 5.55 It seems to me that if the suggested amendment to the supporting text were to be made, then something along the lines illustrated might enable improved working conditions and, as part of any related planning conditions or agreement, some enhancement of the residential environment of immediate neighbours and a safeguarding of their position against more widespread industrial use of the site might be secured. This would of course be a matter for detailed development control, but as the site is relatively centrally located in the Island and is clearly by no means only handling imported stone nor serving only the urban area, this would seem an appropriate modification that would enable the future operation of this and other existing industrial sites to be sensibly considered on their merits.

Recommendation

- 5.56 I recommend that in addition to the modifications recommended in paragraph 5.51 above, the following additional sub-paragraph be inserted in paragraph 5.7 after the extended 2nd sub-paragraph: **“For the purposes of this policy, new buildings on an existing industrial site that are incidental or ancillary to the existing industrial use will be treated as extensions subject to compliance with any relevant general or conservation and enhancement policies.”** Logically, a comparable modification should be made by insertion of a similar new 3rd sub-paragraph in paragraph 5.9 with the substitution of **“commercial”** for **“industrial”** in both instances where that word occurs.

Former Happy Landings Hotel site and Jackson’s Garage, Rue des Landes, Forest

Representation: 327-328 C I Investments Ltd

Issue:

- *Whether the criteria in Policy RE7 or RE7 should be relaxed or site specific allocations made to enable non-airport related industrial or commercial use to be made of these sites*

Conclusions

- 5.57 On behalf of the owners, Advocate Perrot drew attention to the protracted difficulties in securing use of floorspace within the Jackson’s garage premises for non-ancillary purposes including use for Aurigny Air Services and sought modifications to enable surplus office or other space on that site to be used for non-ancillary general office purposes. A similar request was made in respect of the site of the former Happy Landings Hotel. The hotel no longer has a boarding permit from the Tourist Board but is used for temporary workers’ hostel accommodation.

5.58 I address policy RE14 concerning airport related development later in this chapter but it seems to me that were Policy RE14 already to have been in place, whether as drafted or recommended for modification, then there would not have been any in principle difficulty over the Aurigny use of the Jackson's site. That policy would in principle enable both sites to be used for airport-related uses. Policies RE7/RE9 as recommended to be modified would also enable full use to be made of the Jackson's site for activities related to its current primary uses and, in conjunction with Policy RCE14, to utilise existing floorspace for new uses. As for the Happy Landings hotel, at paragraph 5.25 above I accepted that in principle retail-related uses to support Le Bourg Rural Centre under Policy RE4 would be acceptable, as no doubt would tourist-related development under policies such as Policy RE11 if a viable development could be contrived. However, although I have broadly endorsed the additional wording put forward by the Commerce and Employment Department that might pave the way for additional employment allocations or policy relaxations in the rural area, if the States accept that such an approach is necessary, I have also accepted the argument of the Environment Department that the case has not yet been made to demonstrate the need for such action outside the UAP area. In particular, I am far from convinced that there is a case for new non-airport related office/commercial development in the rural area, though again the provisions of Policy RCE14 might enable such to be achieved by way of change of use. Consequently, I do not consider that any further modifications are warranted in response to these representations.

Recommendation

5.59 I recommend that no further modifications be made to these policies or their supporting text in response to these representations beyond those set out in paragraphs 5.51 and 5.56 above.

Le Mariner Nursery, Rue des Pres, St Pierre du Bois

Representation: 1153 Mr P E P Domaille

Further Representations: 1388 Mr A & Mrs G Taylor; 1430 Mrs R Parsons; 1431 Mr & Mrs J R Leach; 1436 Mr & Mrs P R Castle; 1446 Mrs C M Lenfestey; 1457 Mr & Mrs T Earl; 1478 Former Deputy D A Barrett

Issue:

- *Whether the criteria in Policy RE7 or RE9 should be relaxed or a site specific allocation made to enable industrial or commercial use to be made of this site*

Conclusions

5.60 Mr Domaille argues that as peat composting and flowers by post operations have been operated from part of this nursery for a number of years together with storage uses, it should be recognised as appropriate for e-commerce, light industrial or storage development. The peat module business was established in a 4,000 square feet concrete-floored asbestos-cement clad building that was erected with express planning permission in 1975 and was not ancillary to the particular horticultural holding as it served tomato production throughout the Island. Up to 12 workers were employed on site at the peak of its operation, a factor that should be taken into account in relation to the Airport Public Safety Zone. After that business became uneconomic, the area was used for storage, then

for flower packing for other glasshouse sites before becoming used for the current postal business, a use he regards as falling within the description e-commerce. No part of the glasshouse area or open land is included within the request for a site specific zoning. The road access proved satisfactory during the peat module operation.

- 5.61 Conversely, the further representors dispute the establishment of non-ancillary activities asserting that all had been horticultural. They argue that the site is unsuitable for industrial or business purposes in view of the possible detriment to residential amenity, as industrial use would be out of character with a tranquil and peaceful area containing heritage properties, and because of its poor road access and AHLQ designation. These general arguments were supported by La Société Guernesiaise. Reference was also made to a nearby nature reserve, to use of the lane for recreational purposes, to the need to curtail numbers of workers on site because of location within the Airport Public Safety Zone and the need to avoid creeping industrialisation. The Environment Department were not willing to concede the establishment of any other use than horticultural, the further development of which would be covered by policy RE2, whether as drafted or recommended for modification, and although recognising that Policy RCE14 might be applicable, would defend the AHLQ designation, as the area is typical of the western plateau and valleys. Some, while arguing for retention of horticultural or agricultural use, recognised that the site has had a commercial growing use and accept its continued development and diversification for that purpose.
- 5.62 From what I saw at my site visit, the current level of activity within the disputed building is very low-key. However, this is by no means conclusive as to what the authorised use of the building may be and on the basis of the evidence put to the Inquiry I was not able to come to any firm conclusion as to whether the building should be regarded as only having an ancillary horticultural use or should be regarded as having an independent primary use in its own right. It seems to me that this could only be resolved in a development control context. If it does have a primary industrial or commercial use then the provisions of Policies RE7 and/or Policy RE9 would apply whether as drafted or recommended for modification. Alternatively, notwithstanding clause c), Policy RCE14 might enable continuation of the kinds of uses referred to if the building is of sound and substantial construction and would otherwise remain as an element in the landscape. However, while policies such as RGEN7 and RGEN11 could safeguard safe access and residential amenity, given the arguments of the further representors concerning the rural context in which the site is set and the need to avoid increases in persons present on the site over and above current levels within the Airport Public Safety Zone, I do not consider that a site specific allocation could be justified irrespective of general policy considerations. In particular, given the absence of a clear definition of e-commerce in planning terms, I do not consider that allocation for that purpose to be an option that I could advocate on its own. At La Villiaze the reference to e-commerce is in the context of a light industrial allocation.

Recommendation

- 5.63 I recommend that no further modifications be made to these policies or their supporting text in response to this representation beyond those set out in paragraphs 5.51 and 5.56 above.

Hougue Rot Quarry, La Pensee, St Sampson

Representation: 48 Mr S Le Prevost

Further Representations: 410 Taramoss Nominees Ltd; 724 T R & R M Willey; 802 Mrs V Edward; 815 Mrs J A Turner; 923 Mr & Mrs Cotterill; 944 Mr & Mrs P J Falla; 1017 Mr & Mrs S Tayler; 1023 Mr & Mrs G Foote; 1182 Mr & Mrs P M Porter; 1205 Mrs B Stevens; 1277 Mr B Rickard (on behalf of 41 households); 1294 Mr & Mrs R Seal; 1314 La Société Guernesiale; 1336 Mr J H Smith on behalf of Les Prins Lane Residents; 1364 Mr P J M McCracken

Issue:

- *Whether the criteria in Policy RE7 or RE9 should be relaxed or a site specific allocation made to enable industrial or commercial use to be made of this site*

Conclusions

- 5.64 On behalf of Mr Le Prevost, Advocate Ogier argued that the former quarry that has in part been backfilled with construction waste would be suitable for a variety of uses. These include a new farmstead possibly to be operated as a tourist-related attraction, an equestrian centre, a pet cemetery, a storage area for re-cycled materials and a site for small workshops for which it was argued there is an insufficient supply in the RAP area contrary to Strategic Policy SP12. Access would be along the track to Rue des Cottés south of Les Pecqueries estate and thence to La Pensee so that many of the traffic concerns would not be justified. Given the nature of the filling, the land is not of direct agricultural value and no change of use would be sought for the adjoining agricultural land. In order to facilitate the possible uses sought, it was suggested that the AHLQ designation should be withdrawn and that appropriate modifications be made to the relevant policies to accompany a site specific allocation, a further widening beyond vineyard land of Policy EMP7 from the UAP being one possibility.
- 5.65 The Environment Department agreed that under policies Policy RE1 and RS4 as proposed to be modified, the farmstead and equestrian uses would in principle be acceptable. A pet cemetery use, as it is not included in any use class, would probably have to be considered simply on its merits against the relevant General and Conservation and Enhancement policies unless regarded as a form of infrastructure to which Policy RD1 would be relevant. They do not accept that there is any need for additional industrial allocations in the RAP area whether to facilitate re-cycling or for small workshops given the provisions made both specifically and generally within the UAP area. Nevertheless, whether for the 'rural' uses on the basis of the policies RE1 and RS4 as recommended to be modified or any uses under Policies RD1, RE7 or RE9, whether or not the land is designated AHLQ would not be directly determinative.
- 5.66 As for the further representors, it was agreed that Taramoss Nominees should be treated as a residential representor in relation to an adjoining land holding erroneously included within the site of this representation. I addressed that representation in Chapter 4. The remaining further representors are strongly against the industrial or storage uses suggested, fearing nuisance and detriment to residential amenity from burning waste material (as in the past), noise, disturbance or dust along the trackway referred to, traffic

problems on the local roads and increased flood risk. They also consider such uses to be out of keeping with the attractive rural area which should be conserved and enhanced.

- 5.67 Some such as Mr Taylor, La Société Guernesiaise and Mr Rickard also express concern over the threat to wildlife on adjoining land including not only the SNCI on the Taramoss Nominees land but also that on Mr Taylor's land as there is only a very narrow unexcavated remnant of hougue between the Hougue Rot Quarry on this site and the water filled quarry on his land. He would also be concerned over some of the possible consequences of a farmstead or an equestrian centre, but I would consider that these could be addressed under policies such as RGEN3 and RCE4. The value of the area itself for wildlife conservation is addressed in Chapter 3.
- 5.68 More generally, Policies RGEN7, RGEN11 and RGEN12 could be used to address issues over access, residential amenity and flood risk but the fundamental issue of use of the quarry for industrial, storage or commercial uses would remain. From what I saw at my site visit, the floor of the quarry is now a firm level platform on which development could be undertaken that would be well screened other than at the point of access. Immediately outside the quarry, however and extending southwards into the adjacent fields there are areas that appear to comprise mounds of waste materials stemming from previous apparently unauthorised waste sorting activities. Reclamation of those areas and their return to agricultural or similar use ought to be a pre-condition of any permission to use the quarry area. At paragraph 5.49, I accepted that it would be premature to make any additional allocations for industrial or commercial use in the RAP area, as the need for such sites outside the UAP area has not as yet been demonstrated. While this is my general conclusion, I should add that if such a need, for example for small workshops or builder's yards were to be demonstrated, then I consider that there are sites that might be a higher priority for allocation than this representation site. I accept that the AHLQ designation is rightly applied on a broad brush basis as the partially excavated hougue is at the margin between mielle and marais landscapes and the quarry floor and adjacent land is therefore most appropriate for agricultural, outdoor recreational use or other predominantly open rural land uses. As for wider policy alterations, I also concluded in paragraph 5.49 that neither the specific policy for builder's yards offered on behalf of certain representors nor an extension of Policy EMP7 outside the UAP area would be appropriate. This conclusion would also apply to what was canvassed in relation to this representation site.

Recommendation

- 5.69 I recommend that no further modifications be made to these policies or their supporting text in response to this representation beyond those set out in paragraphs 5.51 and 5.56 above.

La Saudree Vinery, Rue a Chiens, St Sampson

Representations: 93 (part) Mr W J A & Mrs S A Farmer

Further Representations: 947 Mr & Mrs P J Falla; 1001 Mr R C & Mrs H K Sharman; 1345 Mr & Mrs R Loyd; 1361 Mrs J Carr

Issue:

- *Whether the criteria in Policy RE7 or RE9 should be relaxed or a site specific allocation made to enable industrial or commercial use to be made of this site*

Conclusions

- 5.70 Mr & Mrs Farmer argue that this 4 acre site would be suitable for light industry as it is well located to serve the north of the Island outside the UAP area and would be served by the same access routes as the nearby successful Garenne Park industrial estate. References to Ruelle Tranquilles need to be seen in that context and that of other businesses in the locality. There would be ample scope for landscaping. The 30 year-old unused glasshouses on the site are in need of modernisation which would not be economic. There are also particular problems because of drainage difficulties on the site which is only 1 metre above sea level. A highway culvert across the land obstructs natural drainage and nitrates are not allowed into the dourt to avoid contamination of Vale pond. They argue that the water catchment restrictions would be equally be problematic in relation to any suggestion for clearance of the site in order to return it to agriculture – a use that was last on the land half a century ago.
- 5.71 Of the further representors, Mr Falla (947) drew attention to the possibilities offered by sustainable drainage systems to overcome nitrate issues as part of his case that the land should revert to agriculture. The concerns of others centred on the issue of the local road network being unsuitable for further increased traffic, though it was also suggested that drainage from an industrial site could itself raise problems and that another industrial development would be harmful to the character of the locality.
- 5.72 The Environment Department argued that sufficient provision for the Island's industrial needs had been made in the nearby UAP area both through specific allocations and more liberal policies, though provision was made for existing businesses and for small-scale operations in existing buildings within the RAP area. They are co-operating with the Commerce and Employment Department in studies of all the employment sectors on the Island economy and had undertaken to promote an amendment to the plan should the States resolve on consideration of the studies that additional provision is necessary. They would expect the nitrates issue to be a factor on almost all horticultural or agricultural sites in the Island. At paragraph 5.49 above I accepted that in advance of conclusions of the studies referred to, there is no justification for making additional site specific allocations for industrial or commercial purposes in the RAP area. Given the size of this site I do not consider that there would be any other approach to authorize the development sought, as I have also rejected any significant dilution of the general policies applicable to industrial or commercial development in order to conserve and enhance the rural environment.

Recommendation

- 5.73 I recommend that no further modifications be made to these policies or their supporting text in response to this representation beyond those set out in paragraphs 5.51 and 5.56 above.

Former concrete works, Rue des Crabbes, St Saviour

Representation: 369 Mr Philip Duquemin

Further Representations: 1495 Mr P Toledo & Miss S Guille; 1505 Mr & Mrs R J Reddall; 1508 Ms C Dodd

Issue:

- *Whether the criteria in Policies RE7 and RE9 and its supporting text have an appropriate degree of flexibility to allow for the development of existing businesses and the safeguarding of neighbouring amenities*

Conclusions

- 5.74 Mr Duquemin on behalf of the undertaker's business on this site considers that Policy RE9 is too restrictive in terms of the text reference to incompatibility with neighbouring uses being a reason to prevent redevelopment unless the issues can be resolved and the actual terms of the policy, particularly a) ii). The site, originally a concrete works, is used as the base for an undertakers business and would not be suitable for horticulture or agriculture because of a concrete slab over much of the site. A redevelopment could improve on the current industrial appearance of the buildings and improve the outlook for neighbours. He pointed out that for a period when operated by a separate undertaker all the activities of a funeral director had been undertaken from the site, including provision of a chapel of rest, though after the merger of that business with Beckfords, the chapel of rest function had been concentrated at the other site.
- 5.75 The further representors who include the residents of the two adjoining dwellings are concerned that any redevelopment might result in detriment to their amenities and the creeping industrialisation of the site, citing the harmful effect that would have arisen from a previous rejected planning application to rebuild the premises including a chapel of rest. They refer to nuisance arising from headstone sales, rubbish accumulation and bonfires and question the extent of the site affected by underlying concrete. Reference was also made to drainage and traffic issues and they prefer the more rigid wordings of Policy COM1 or COM5 in the current RAP Phase 2.
- 5.76 The Environment Department suggested that the position of the business would be essentially the same whether under the policies of the current adopted plan or Policy RE9 of the draft plan, though the additional flexibility of the new policy ought to make it possible to undertake more neighbourly development. From what I saw on my site inspection, it would certainly seem that buildings that might be more in keeping with the rural character of the area could be designed on redevelopment and that any such redevelopment ought to be able to preserve or enhance the living conditions of the neighbouring occupiers. The majority of the rear of the site beyond the metal-clad buildings appeared simply to be an undeveloped area. Given the generality of the activities on the site at present, I am far from clear that any change of use would be involved were the whole range of activities of a funeral undertaker's business to be carried out on the site as the Use Classes Ordinance defines a funeral director's business as a single commercial use class. Policies RE9 would therefore appear to cover the position and offers safeguards for the neighbours in respect of any new development proposals. If the site is currently regarded as primarily in industrial use, then Policy RE7 would apply, but its terms are essentially the same as those of Policy RE9. The modification offered by the Environment Department in respect of new buildings being treated as extensions under Policy RE7 would seem equally appropriate in relation to Policy RE9 and would confirm that the limitation in Policy COM1 requiring re-building broadly to occupy the original location would not apply. Thus, an optimum location could be sought in the interests of both the rural environment and neighbouring

amenities. I cannot see that what was canvassed by any party would be likely to give rise to new traffic or drainage issues, particularly as the other site used by the firm is nearby.

Recommendation

5.77 I recommend that paragraphs 5.7 and 5.9 of the plan be modified as set out in paragraph 5.56 above.

Le Mont Saint Garage, St Saviour

Representation: 807 Le Mont Saint Garage Ltd

Further Representation: 1350 Mr B P Geal

Issue:

- *Whether the criteria in Policies RE7 or RE9 and its supporting text have an appropriate degree of flexibility to allow for the development of existing businesses and the safeguarding of neighbouring amenities*

Conclusions

- 5.78 The representation on behalf of Mont Saint Garage raises very comparable issues. The particular concern put forward by Advocate Strappini is that it is envisaged that necessary expansion of the showrooms would displace workshop uses and/or car parking requiring displacement over the currently accepted curtilage of the garage premises onto further land owned by the company to the rear that does not have a road frontage.
- 5.79 Conversely the further representor argues that it would be contrary to the conservation and enhancement of the rural environment for the expansion of such an urban use to be accepted in such a location, though particular points of incompatibility with neighbouring amenities are not raised. The Environment Department suggest that given the repair element at the garage, the premises might fall under Policy RE7 rather than Policy RE9 but accept that in essence the policies are similar. They suggest that the policies have considerable flexibility and might only prove problematic within existing curtilages where there are existing incompatibilities with neighbouring amenities that cannot be resolved. If extensions require going beyond existing curtilages, the establishment of a new curtilage would be governed by Policy RCE6.
- 5.80 From what I saw of the site, it would seem that the additional land concerned is largely if not wholly surrounded by residential curtilages so might well meet the tests of Policy RCE6. However, the land is sloping and whether the particular development envisaged might conflict with the caveats which seek to protect neighbouring amenities could only be explored in a development control context. The modification offered by the Environment Department in respect of new buildings being treated as extensions under Policy RE7 would seem equally appropriate in relation to Policy RE9 and would enable an optimum location to be sought in the interests of both the rural environment and neighbouring amenities. While appreciating the concern of the further representor, the site is that of an existing business and the possibility of its future development should be a matter for detailed consideration in the context of the guidelines of these policies (and, if appropriate, Policy RCE6).

Recommendation

5.81 I recommend that paragraphs 5.7 and 5.9 of the plan be modified as set out in paragraph 5.56 above.

Field at La Cache Farm, Rue de la Cache, Pleinheume and adjoining vinery land; vinery adjacent to Garenne Park, Pleinheume, Vale

Representations: 7 Mr D K & Mr P J English; 310 Mr R Mahy; 350 Mr C J Ozanne

Further Representations: 648 States Agricultural Board; 799-800 Mrs V Edwards; 883-884 Mr & Mrs M Collenette; 1185 Mr & Mrs P M Porter

Issue:

- *Whether the criteria in Policies RE7, RE9 or RCE14 should be relaxed or a site specific allocation made to enable industrial or commercial use to be made of these sites*

Conclusions

- 5.82 Mr English (7) seeks appropriate amendments to the plan that would facilitate use of a landlocked field for small workshops at La Cache Farm. By comparison with the area of representation No 350, the area of the field must be around 1 acre. The workshops could replace those being lost at Admiral's Park and Leale's Yard. The field adjoins an existing workshop complex that he manages on land at a higher level to the north. To the east is a former agricultural building no longer used for that purpose. It has recently been used for shot-blasting and further to the east the land is or has been recently in use for a skip business and car storage. To the south is a further area of land used for a skip business and to the west glasshouses, those nearest to the field being derelict. Thus, the immediate surroundings are compatible with an industrial use and in the wider area the site is roughly midway between the Barras Lane and Garenne Park industrial estates, each only about 200 metres away in a straight line.
- 5.83 Mr Ozanne's representation (350) relates to the 3 acre site referred to above to the west and south of Mr English's land. It is argued that as some of the land has been used for industrial purposes for 17 years and an established use accepted in respect of certain parts, then the whole area should be allocated. On behalf of Mr Ozanne, Advocate Prentice stressed the lack of provision for the 'dirty' end of the light industrial sector for activities like skip hire and scaffolding storage that would not fit within the high tech aspirations for La Villiaze. As these uses serve the whole Island it is unreasonable to expect all to be accommodated in the UAP area and that is not required by the Strategic & Corporate Plan. He drew attention to Mr English's authorised site and to the activities taking place on land said to be controlled by Weardale Limited to the east (part of which is occupied by a garage business and part used for shot-blasting in the former cattle cubicle building). A multiplicity of industrial, car storage or building related activities are present or were previously present. The Environment Department should recognise the existing industrial complex and protect it under the provisions of Policy RE8. Four specific requests for land were submitted to the Inquiry from similar trades, including from a business to be displaced from Leale's Yard. Given the lack of availability at either Garenne Park or Barras Lane, it was argued that the whole of Mr Ozanne's land including the derelict glasshouses would be an ideal site on which to make urgently needed provision as an extension of uses already present.
- 5.84 Mr Mahy (310) seeks greater flexibility in both Policy RE7 and Policy REC14 to allow re-use of redundant horticultural buildings for storage or small scale industrial purposes. The particular glasshouses concerned are to the south of La Cache Farm and, though gaining access through Mr Ozanne's land, adjoin Garenne Park at the southern end of the

holding. They are not currently in use though not derelict, having been last used for potatoes and flowers. At the southern end there is a maintenance workshop that could be suitable for his son's joinery business if the policies were more flexible. This area although glazed has a concrete floor, as it was used for packing as well as maintenance purposes.

- 5.85 The Environment Department accept that during the preparation of the UAP Plan a need for more industrial site was discerned including that to replace the premises displaced from Mixed Use Redevelopment Areas like Leale's Yard, but this was addressed in the additional allocation at Salt Pans and the introduction of Policy EMP7 which might enable use of some smaller redundant vinery sites for small workshops and yards. Pending the outcome of further research by the Commerce & Employment Department, they do not accept that a case has been made for additional allocations within the RAP area. Although a modest proportion of Mr Ozanne's site has been accepted as having an established industrial use, this relates to only a minority of the area south of the derelict glasshouses and permission has been refused to regularise use of a wider area. Similarly, permission has been refused for the shot-blasting activity in the former cattle cubicle building, though apart from information that there had been refusals of permission for equestrian use in older former farm buildings, notwithstanding acceptance that such would represent sensible diversification by the former Board of Agriculture, the planning history of the wider area and of the other industrial or storage activities referred to or seen at the site visit on the adjoining land was not available to the Inquiry. As far as Mr Mahy's site was concerned the Environment Department stood by the general principle that glasshouses must in law be regarded as temporary structures occupying agricultural land and that it is important to maintain this principle, particularly in AHLQ as in this case.
- 5.86 Dr Casebow, the Agricultural Adviser to the Commerce and Employment Department (648) opposed the use of Mr English's field as it is the only open land adjoining the former cattle cubicle building. That building had been erected with the assistance of States finance only 20-25 years ago and as a matter of principle, the Department would not wish to see the loss of modern farm buildings from the industry. In the north of the Island there are very few significant farmsteads and if the remaining open land is to be effectively used, such as that north of Barras Lane, then such bases for commercial farming are necessary. It is nevertheless accepted that the particular farm holding which was based at Le Cache Farm had ceased trading and that it was very difficult to anticipate a dairy use being resumed in the building, given the current milk quotas and the lack of extensive fields in the immediate locality. The building could, however, have a use for winter housing of beef cattle, but for any future agricultural use some open land adjacent would be required as an exercise area. Thus, the allocation of the land for industry is opposed to protect agricultural land and avoid loss of a modern farm building.
- 5.87 On the general issue of utility of small parcels of land for agriculture or grazing and the reclamation potential of vinery sites, Dr Casebow accepted that the main dairy farms do require significant blocks of land around their cattle buildings and the policy to encourage less intensive farming should not mean any reduction in land requirements, notwithstanding the quota system and the reduction in dairy holdings. The holdings in Guernsey are fragmented and separate parcels are therefore vital to enable production of sufficient grass or in certain circumstances for grazing. While to enable access of machinery, commercial farmers may not generally be interested in areas of

less than 2-2.5 verges (1 acre), in certain circumstances areas down to 1 verge could be useable for commercial agriculture, including outdoor vegetable production. As for horse grazing, while parcels of this size might be desired to accommodate one or two horses, as the main purpose of a paddock for a horse is for exercise, parcels as small as half a verge could be of use for equestrian purposes. As for reclamation, while it is accepted that land reclaimed from glasshouses might well be less fertile than virgin land, particularly as a result of impaired drainage, such sites could almost invariably be suitable for grazing. Moreover, the composting programme should produce 3,000 metric tonnes of organic material that could be used to bring sub-soil (of which there is an abundant supply in Guernsey) up to acceptable fertility where there is a need for new soil.

- 5.88 The remaining further representors express concern over the nuisance caused by the existing, apparently at least partially unauthorised, businesses such as through burning waste, traffic and general effect on the rural character. It was said that many of the nearby houses had stables or land attached for horses and that there is demand for land for equestrian purposes in the vicinity whether or not agricultural use could be resumed. They argue that to make industrial allocations would be contrary to the Strategic & Corporate Plan (SP13, SP31-34) and would raise particular traffic problems in the nearby road network including La Passeur, Rue de la Cache and Barras Lane, particularly those lengths where there are no footways. The rural character of the Pleinheume area should be maintained.
- 5.89 From what I heard at the Inquiry and what I saw on my site visits, the appropriate future for these parcels of land is far from straight-forward. I have every sympathy with the views of the residents over the undesirability of what has happened through a creeping process of industrialisation at and around La Cache Farm and the desirability of maintaining the rural character of the locality. Similarly, I have sympathy with the views expressed by Dr Casebow on the desirability of avoiding loss of any agricultural land and of purpose built modern agricultural buildings. I have recommended a strengthening of policies in relation to the former earlier in my report. However, the realism of seeking to secure a return to agricultural use both of the former cattle cubicle building and sufficient adjoining land to make that possible appears open to question. Repeatedly at the Inquiry I had the difficulties of taking effective enforcement action under the Island Development Law 1966 rehearsed before me. I was given to understand that although the prospective new Island Development Law will overcome these problems, it is not expected to have retrospective effect. The present situation does not reflect well on the planning system and needs to be addressed.
- 5.90 Unless the industrial type activities can be effectively enforced against on the land to the east and south of Mr English's field under the new Law, I cannot foresee a likelihood of an agricultural use being resumed in the former cubicle building as it would mean that livestock would be in the midst of industrial activity. This being so, the position of the nearby residents might best be improved and the conservation of the rural character best pursued were there to be a recognised industrial area around which there could be proper landscaping and screening coupled with control of activities that generate nuisance. I do not under-estimate the traffic concerns, but am not convinced that the road network in the locality is materially less capable of accommodating modest additional traffic than the generality of the RAP area. Pending the conclusion of the studies into industrial land needs in the Island and whether there is a need for greater provision outside the UAP area, it would be inappropriate to make any formal recommendation. Nevertheless, of all

potential industrial areas canvassed before the Inquiry, an area at and adjacent to La Cache Farm appears to offer the greatest potential for satisfying any unmet requirement while at the same time, if required as part of a comprehensive planning brief, securing an enhancement of the current position in terms of visual impact and avoidance of nuisance to nearby residents.

- 5.91 Any such brief could assess whether a rounding off of Garenne Park might be appropriate which could affect the southern end of Mr Mahy's holding. On the broad brush basis on which AHLQ has been designated, I cannot otherwise see any basis for withdrawing that land from AHLQ and the application of clause c) of Policy RCE14 might therefore preclude consideration of a partial change of use, given the glazed super-structure of the area concerned. To maintain the general strategy of the plan and its primary objective, I cannot recommend any further relaxation to Policy RCE14 beyond that set out in Chapter 3 nor to Policy RE7 beyond that referred to in paragraphs 5.51 and 5.56 above.

Recommendation

- 5.92 I recommend that no further modifications be made to these policies and their supporting text in response to these representations beyond those set out in paragraphs 5.51 and 5.56 above, nor to Policy RCE14 and its supporting text beyond that set out in paragraphs 3.186-3.187 above.

Central Vinery, Rue du Friquet near Pont Vaillant, Vale

Representation: 1090 BDC Ltd

Issue:

- *Whether the criteria in Policies RE7 or RCE14 should be relaxed to enable re-use of a store as a workshop*

Conclusions

- 5.93 On behalf of BDC Ltd, Mr Falla argued that the criteria of these policies should be relaxed or a new policy introduced to enable re-use of appropriate buildings. The building in question is a substantial modern blockwork building with a pitched roof. It had been a packing shed, but the freesias grown in the glasshouses which occupy the majority of the site are now taken to St Andrew's for packing. Only about 0.25 acres of the site would be involved including parking and it would be ideal for one of their businesses being displaced from Leale's Yard. In all about 20 such businesses would be displaced so it was argued that something like Policy EMP7 of the UAP should apply more generally.
- 5.94 The Environment Department argue that it has not been demonstrated that insufficient provision has been made for businesses being displaced from Leale's Yard or elsewhere in the UAP. Time should be given for the potential of Policy EMP7 within the UAP to be assessed. In principle Policy RE7 would allow re-use of substantial redundant buildings provided that clause c) in Policy RCE14 is not a barrier within AHLQ.
- 5.95 As the vinery itself is in use I would not wish to advocate anything that might encourage cessation of that use, though I note the vinery is within the broad area being canvassed for a golf course at La Ramee. The existence of the glass limits the value of the AHLQ designation in the immediate vicinity of the building concerned in the representation, but as the AHLQ is designated on a broad brush basis, and for the most part the characteristics of the central plain can be discerned in the vicinity, I would not wish to

dissent from the judgement of the Environment Department on the boundaries appropriate in this locality. Nevertheless, from what I heard and saw on my site visit it seems to me that the possibility of applying Policy RCE14 and its supporting text as recommended to be modified to the particular building ought to be explored plus Policy RCE6 for any related curtilage. I am not persuaded that any greater policy relaxation can be justified at this stage.

Recommendation

- 5.96 I recommend that no further modifications be made to these policies and their supporting text in response to these representations beyond those set out in paragraphs 5.51 and 5.56 above, nor to Policy RCE14 and its supporting text beyond that set out in paragraphs 3.186-3.187 above.

Land at Former Kenilworth Vineries, Route Militaire, Vale

Representation: 2(part) Mr K Opie

Further Representations: 699 Mr S Coxon; 1216 Mrs F J Quevatre-Malcic

Issue:

- *Whether the criteria in Policies RE7, RE9 or RCE14 should be relaxed or a site specific allocation made to enable industrial or commercial use to be made of these sites*

Conclusions

- 5.97 In addition to the housing aspirations for this site which are addressed in chapter 4, Mr Ozanne on behalf of Mr Opie pressed the case for additional industrial or commercial development on this site. He drew attention to the recommendation following the previous planning Inquiry into the RAP Phase 1 that commercial development is not precluded by the zoning (Green Zone 2) of the site. It was suggested that the site would be ideal for e-commerce or relocation of displaced businesses.
- 5.98 I share the view of the Environment Department that even with the full text of the Billet, the meaning of the comment is not without doubt as it could be referring to the possibility of renewed commercial horticulture, like on the opposite side of La Route Militaire where Guernsey Clematis Nurseries are located. Such use would be governed by Policy RE2. Alternatively, it could have been referring to the re-use of the central building which is now a base for a number of firms broadly in the building trade and also includes a number of flats. It should not necessarily be taken as implying acceptance of a wider commercial use. Given the nature of the existing firms on the site, the Environment Department argued that their future should be considered under Policy RE7. Any additional curtilage would have to be considered under Policy RCE6. On behalf of Mrs Qaevatre-Malcic, Advocate Collas argued that the site is mainly an important open area in the reclaimed Braye du Valle and that any commercial use should be confined strictly to the area of the central building. Mr Cox drew attention to issues of enforcement that had been pursued in respect of some uses in or around the central building and commended the grazing taking place on the grassland which has replaced the northern section of glasshouses.
- 5.99 Given my acceptance in paragraph 5.49 that additional industrial or commercial allocations cannot be justified in the RAP area in advance of the conclusions that will flow from the current Commerce & Employment Department studies, it follows that I cannot recommend allocation of the whole or substantial parts of this site for industry or

commerce. Should the States conclude that additional land should be sought, I cannot see anything to particularly commend this site as it is indeed reflective of the Brayed u Valle landscape albeit mainly non-designated, and it is of a sufficient size that reclamation of the majority to agricultural or other grazing use ought to be possible, if commercial growing is not resumed. That leaves the central block and immediate surrounds. It seems to me that a combination of Policies RE7 (or RE9) and RCE14 as recommended for modification provides a wholly appropriate framework in which to consider enhancement or changes of use of that block or its extension or replacement. Policy RCE6 would in principle enable a curtilage to be defined to contain and enhance ancillary activity such as parking, but given my conclusions on the generality of the site, any such curtilage would not be expected to spread far away from the central building.

Recommendation

5.100 I recommend that no further modifications be made to these policies and their supporting text in response to these representations beyond those set out in paragraphs 5.51 and 5.56 above, nor to Policy RCE14 and its supporting text beyond that set out in paragraphs 3.186-3.187 above.

Home based employment (5.10 Policy RE10)

Representation: 281(part) La Société Guernesiale

Issue:

- *Whether the criteria in Policy RE10 are sufficiently stringent to protect the character of residential roads*

Conclusions

5.101 La Société express concern that policy RE10 might result in the degradation of the character of some of the residential roads in the Island. The Environment Department suggest that the requirement in the policy to ensure that the property would remain primarily in residential use and that there would be no significant impact on the amenity of the area or of nearby residents would prevent any such degradation. I share that view and agree that the policy as drafted should assist in the achievement of sustainable development.

Recommendation

5.102 I recommend that no modification be made in response to this representation.

Tourism – Visitor accommodation development (5.11 Policy RE11)

Representations: 193 Mr & Mrs D H Bird; 224 Suzanne Developments; 259 Westward Investments Ltd; 315 H & A Ltd; 373 Mr N H Jackson

Further Representations: 613 Mrs J Le Tissier; 614 Mr H A Le Tissier; 655 Mr P le Tissier; 678 Mr C Leach; 691 Mr P Thoume; 1099 Mr M R Bertrand & Miss A Johns; 1287 Mr & Mrs P Austin

Issues:

- *Whether the criteria in Policy RE11 are sufficiently clear with regard to the distinction between non-designated areas and AHLQ and over the treatment of detached accommodation blocks*
- *Whether it is appropriate to preclude provision of accommodation at existing tourist or recreational attractions or new establishments from the rural area as a whole*

Conclusions

- 5.103 Mr & Mrs Bird (193) seek an amendment to policies that would prevent the development of additional staff accommodation at the St Pierre Park Hotel, as they have experienced late night noise disturbance and light pollution from an existing block. The Environment Department explained that Strategic Policy SP17 (A) requires inclusion of “policies to ensure that an adequate stock of visitor accommodation is maintained in the interests of sustaining the future viability of tourism” and indicated that staff accommodation is considered essential to the running of any visitor accommodation. As the St Pierre Park is an existing hotel, with the area of the site containing built development non-designated land, they do not accept that any modification could be contemplated which would in principle preclude such development. However, they pointed out that all relevant general and conservation and enhancement policies such as Policies RGEN5 and RGEN11 on character and amenity and neighbourliness would need to be complied with. I share this conclusion and consider that this particular representation is primarily related to a development control issue.
- 5.104 Suzanne Developments (224) seek modification of the policy to allow development of self-catering log cabins on the site of Woodlawn Vinery at Mont D’Aval, Castel within AHLQ. The vinery was purchased in September 1987 but was destroyed shortly thereafter by the October hurricane and no beneficial use has been possible subsequently because the north facing slope of the land makes it unsuitable for agriculture or replacement glasshouses. Some tree planting has taken place and it is suggested that self-catering log cabins could help restore some of the accommodation lost over recent years and provide an income to maintain the site. If 2 cabins were to be located on the site of each of 10 former glasshouses, there would be a 90% increase in the open area compared to the past. Thus, there would be an actual enhancement of the landscape with the cabins located within a woodland setting. It might be possible to convert the former boiler house as a reception area and there is a willingness to negotiate to improve access arrangements in relation to adjoining properties. Problems are regarded as over-stated and could be simply overcome given the low-key nature of the adjoining farming. As the units envisaged would be transportable, the fear of subsequent requests for change of use to permanent residential units should not arise.
- 5.105 The further representors (613, 614, 655, 678, 691, 1287), while accepting that the land would have horticultural or arable limitations, consider that it could be reclaimed for grazing purposes. They consider that there would be potential access problems for a self-catering complex, given the rights of way used by the adjoining farmer with machinery passing through the land which could pose dangers to users, particularly children. The relationship between children and livestock could also be problematic and concerns were also expressed over pollution of watercourses and the access point to the highway. They point out that many small self-catering complexes are seeking changes of use to permanent residential units and argue that the proposed use would be out of character,

particularly if significant leisure facilities had to be introduced to support a complex of lodges. The neighbouring owner of agricultural land would have been willing to acquire the land and reclaim it for agriculture use but not at residential value. In essence all the further representors support the plan as drafted.

- 5.106 The Environment Department, while accepting that Strategic Policy SP17A does encourage maintenance of an adequate stock of tourist accommodation, argue that the policies of the detailed development plans give affect to the current tourism strategy of Visit Guernsey. That does not envisage seeking to encourage large amounts of self-catering accommodation nor additional accommodation on new sites in the RAP area as it is recognised that it can be difficult to resist changes of use to permanent residential use if a self-catering business is not viable. Thus, it is better to resist the development in the first instance. The AHLQ designation is justified as the site is at a transition where the lowland scarp separates the coastal plain from the upland valleys and plateau and the underlying landscape can be appreciated. Thus, if there were to be a distinction drawn between AHLQ and non-designated areas, new development on this land should be resisted whatever the policy might be in non-designated areas. Development cannot be justified by the need to clear derelict vineries as this would wholly undermine the approach of Policy RCE5 and the legal position that glasshouses are temporary uses of agricultural land. It is accepted, however, that reclamation costs might be high on this land and thus a possible instance of where assistance might be required.
- 5.107 While having sympathy with those who hold vinery sites which became unusable as consequence of the storms of 1987 and where reclamation costs may exceed agricultural value, I cannot see any particular justification for why a site specific allocation should exceptionally be made on this site to authorise what has been canvassed, still less an amendment to Policy RE11 which would generally facilitate new tourist accommodation developments throughout the RAP whether on AHLQ or non-designated land. My understanding from consideration at a number of Inquiry sessions is that the intent of Policy RE11 is to preclude development of new establishments anywhere in the rural area but not to discourage enhancements or extensions of existing establishments including through rebuilding or provision of new buildings. The policy appears rational given the difficulty of resisting changes of use from self-catering accommodation to ordinary residential use, a difficulty that I cannot see would be avoided simply by the fact that cabins might be transportable. Thus, the modifications which I recommend will maintain that intent with appropriate clarification.
- 5.108 The representation from Westward Investments Ltd (259) is very much related to the ambiguity in the phraseology of the plan as drafted concerning extensions to tourist accommodation in AHLQ where the extension might be by way of a detached building. This is what is envisaged at the Grande Mare Hotel at Vazon and could involve indoor leisure facilities as well as accommodation. The Environment Department indicated that the policy is not intended to rule out such developments but that there could be an issue over the defined hotel curtilage, with any extension to that curtilage needing to be justified in relation to Policy RCE6. From what I saw on my site visit, as the Grand Mare golf course effectively surrounds the hotel on those sides where development might be envisaged, I would not have thought that the curtilage issue would be a particular difficulty. However, to maintain openness and the character of the west coast mare landscape under Policies RCE1 and RCE3, I have no doubt that as compact a development as possible compatible with the overall design approach would be an

implicit expectation. The clarification of the policy that I recommend, as referred to in paragraph 5.107 above, should provide the necessary clarification of the intent of the policy.

- 5.109 Notwithstanding the offer of clarification, Advocate Dereham, on behalf of the representors pressed the case for exclusion of the developed areas and permitted areas of the hotel and its staff accommodation from AHLQ as it is considered that more favourable treatment would be likely in non-designated areas eg as under Policy RS3 of the draft Plan for indoor recreation. Indeed he went further to suggest designation of hotel development areas to which relevant policies from the UAP would be applied, the aim being to ensure that treatment under the RAP Review would be no less favourable than under the current RAP Phase 1. From what I saw, given the broad-brush nature of the distinction between AHLQ and non-designated areas, I cannot see any justification for excluding parts of the Grande Mare holdings from AHLQ as the buildings clearly sit within a west coast mare landscape with the old sea cliffs well to the east. In addition, facilities that are primarily related to the hotel complex should be considered under Policy RE11 not RS3 and, in relation to the golf-course, clubhouse and similar ancillary facilities would be considered in relation to Policy RS4 on outdoor recreation not RS3. The Environment Department agreed at the Inquiry that the AHLQ preclusion should not apply to Policy RS4, a matter which I address in Chapter 6. Thus, with the recommended clarifications and modifications the position of La Grande Mare Hotel and its development aspirations would be fully safeguarded without need for the more radical changes that were canvassed.
- 5.110 The remaining two representations (315, 373) both raise the issue of provision of staff or visitor accommodation at existing catering or recreational establishments which are frequented by tourists as well as Island residents. That relating to Crabby Jack's restaurant at Vazon (315) raises a similar point to that made in respect of the representations concerning staff accommodation at Chouet Tea Rooms (17) which I addressed under Policy RH1 at paragraphs 4.873-4.876. A possible solution lay in my recommended modifications that would accept rebuilding of conversion schemes which had been fully approved under Policy RCE14 (see paragraphs 4.22-4.24 and 3.186-3.187). This approach might also be appropriate in relation to Crabby Jack's but the accommodation sought in relation to this restaurant is on a larger scale to provide for a number of staff and possibly to add self-catering accommodation. The case advanced by Mr Griffith for the representors is that restaurants can be valuable assets to the tourist industry and not just for the Island population and thus should be afforded similar consideration under Policy RE11 to establishments that provide visitor accommodation already. A restaurant such as Crabby Jack's is generally open to the public from 10.00-Midnight and, thus, it is very difficult for staff if they are resident away from the premises. The possible use of land to the south of the restaurant to add self-catering units was also referred to, though it was acknowledged that the field area is prone to winter sea flooding and could be used for ancillary outdoor activity in summer. The intervening car park, unlike the field which is designated AHLQ, is non-designated.
- 5.111 At the Otterbourne Riding Centre in Rue du Planel, Torteval, Mr Jackson (373) argues that the tourist offer of the Island would be enhanced if self-catering units were able to be provided at the centre, the only riding establishment in the Channel Islands which is approved by the Association of British Riding Schools.

- 5.112 The Environment Department argue that a clear distinction can be drawn between those tourist-related sites which provide accommodation and therefore could need on-site staff 24 hours a day and other facilities like restaurants that all not open all the time, albeit that late night opening may be involved which may make staff travel more difficult. In order to maintain the openness of the rural area they would not wish to see any relaxation of the preclusion of new accommodation sites from the RAP area in Policy RE11 and, to the extent that staff accommodation would not fall under that policy, nor of Policy RH1 which would otherwise apply. In relation to Otterbourne Riding Centre, it was suggested that application of Policy RCE14 might enable creation of some accommodation through conversion. The further representations in respect of that site (1099) are concerned generally on the implications of additional development on the AHLQ in which the centre is situated but reserved their position pending any specific development proposal.
- 5.113 It seems to me that the distinction that the policy seeks to make between sites currently containing accommodation and those that do not is not wholly rational. The accommodation category includes self-catering accommodation which frequently has no on-site management, seeming to demonstrate that it is not an essential for staff accommodation to be provided but merely desirable as accepted in relation to restaurants such as Crabby Jack's. Traditionally, many pubs provided some rooms even if primarily providing food and drink. As evidenced in other representations before the Inquiry concerning taverns or small hotels, this pattern may have declined as standards of accommodation expected have risen. However, in recent years on the mainland some well known restaurants have also begun to provide rooms and at the budget end of the accommodation range whole chains have been developed based on adding rooms at pub sites. As for the riding centre, I cannot envisage that a conversion route would be a likely solution. The other part of the representation which I address in chapter 6 relates to the possibility of additional facilities being needed to cater for the riding activities directly, including for those with disabilities which are a feature of the services provided by the centre and a role which might be expanded in future. I am mindful of the primary objective of the plan to conserve and enhance the rural environment and would not wish to undermine the restraint applied to wholly new establishments in the rural area. Nevertheless, it does seem to me that the policy ought to enable a degree of discretion to be exercised by the Environment in relation to proposals to add accommodation at existing catering or recreational facilities that serve or could serve a significant tourist role and I recommend accordingly. No doubt the Environment Department would be advised in this respect by Visit Guernsey just as they are in relation to Policy RE12 over the prospective loss of tourist accommodation. The additional flexibility implied would prevent there only being a one way movement of establishments out of the accommodation sector in the Rural Area.
- 5.114 My general conclusion should not imply support for any particular form of development at these sites. At Otterbourne, the whole range of General and Conservation & Enhancement Policies would need to be applied including those that would safeguard neighbouring amenities. The same would apply in relation to Crabby Jack's and I could foresee particular difficulty in use of the field to the south in relation to Policy RGEN12 and flooding and Policies RCE1 and RCE3 in terms of the effect on openness and landscape character.

Recommendation

5.115 I recommend that the 4th sub-paragraph of paragraph 5.11 be modified by replacing it as follows:

“The Department will, however, seek to resist the introduction of wholly new establishments which would provide tourist accommodation through new buildings in order to help secure the primary objective of conserving and enhancing the rural environment and in support of the objectives of the Urban Area Plan which aims to facilitate such developments as they can add vitality to the Central Areas of the Town and The Bridge. Proposals to add tourist or staff accommodation to catering or recreational facilities that have or could have a significant tourist role will be considered on their merits with advice from Visit Guernsey.

For the purposes of this policy, new buildings at existing establishments to which this policy applies and which are incidental or ancillary to the existing use will be treated as extensions subject to compliance with any relevant general or conservation and enhancement policies.”.

5.116 I also recommend that clause b) of Policy RE11 be modified by adding at the end: **“or, exceptionally, they are at existing catering or recreational facilities that have or could have a significant tourist role.”.**

Rationalisation of Tourist Accommodation (5.12 Policy RE12)

Representations: 3 St Martin’s Country Hotel (Channel Hotels & Leisure Ltd); 23 Idlerocks Hotel (1975) Limited; 230 Mr M S Doughty; 251 Guernsey Building Developments Ltd; 295 Leymar Ltd; 660 Sandy Hook Chalets; 1415 Mr R D Rabey & Mr & Mrs C G Polson

Further Representations: 791 Mr & Mrs M S Preece; 837 Mrs F M Ferbrache; 867 Mr & Mrs J Copeland; 1125 Mr & Mrs P Steer; 1192 Mr L Bougourd; 1196 Mr M & Mrs G Paynter

Issues:

- *Whether the criteria in Policy RE12 are sufficient and transparent over the kinds of accommodation where change of use will be resisted*
- *Whether the tests regarding financial viability are reasonable*

Conclusions

5.117 All these representations to a greater or lesser extent focus on the clarity, adequacy or appropriateness of the criteria specified in the policy and its supporting text to determine which changes of use from tourist accommodation might be acceptable and which would be resisted.

5.118 The representation concerning St Martin’s Hotel (3) originally included a request for removal of the rear amenity area from being designated AHLQ and left non-designated like the hotel buildings and frontage. The further representors all opposed any such re-designation on grounds of the intrinsic character of the landscape and these were pressed despite withdrawal of this element of the representation. However, given its withdrawal,

I do not need to make a formal recommendation endorsing the judgement of the Environment Department that the rear area should be AHLQ.

- 5.119 The remainder of the St Martin's representation sought clarification of the viability tests in relation to the meaning of core bed-stock and assurance that both tests a) and b) of the Policy as drafted would not need to be met. With 57 or 58 rooms they would not be able to comply if both had to be met, yet despite having a restaurant and gym and some other leisure facilities, it would not be financially feasible to upgrade the accommodation to standards now expected. Consequently, a change of use to sheltered housing is sought. Only two of the further representors made any comment on this aspect of the representation, Mrs Ferbrache (837) expressing a desire to see retention of the hotel and Mr & Mrs Steer (1125) a view that there might be difficulties in mixing self-catering accommodation and sheltered housing and that winter lets might stretch amenities. For the Environment Department, the former Tourist Board provided some clarification of its outlook. The viability assessment requirement indicated is not meant to be prescriptive and would for example differ as to whether year round or seasonal use is envisaged. The latter could in certain circumstances be more profitable. The Board recognised that some visitor accommodation might require other development to generate resources for investment but any combination of uses would need to be compatible. In this instance, the difficulties of the site and property are appreciated. It was recognised that on such a suburban site it would be difficult to apply piecemeal solutions and that arguments for refurbishment, upgrading and conversion as continuing tourist accommodation would not be sustainable, given the investment necessary to bring facilities up from 2* level to the 3*/4* level that the market would be looking for. While what is sought by the representors (and would be covered by Policies RH1 & RCE14) is not therefore necessarily opposed, I shall need to recommend modifications to Policy RE12 and its supporting text to ensure that they reflect the approach actually taken in a transparent manner. However, I am not persuaded that the re-wording of paragraph 4.1 which accompanies Policy RH1 as suggested by the representors is necessary. I would read that text as sanctioning what is sought without any need for amendment. This site is a rare example of a property large enough to convert to a sheltered housing complex.
- 5.120 The position with regard to the Manor Hotel at Petit Bot, Forest (251), has certain similarities with the St Martin's Hotel in so far as it is a large hotel that would require very substantial investment to bring it up to standards expected by current tourists. In recent years successive operators have not been able to operate it profitably so that it is not currently on the accommodation list and is used for longer term accommodation for workers rather than tourists. Simply to reject proposals for change of use because it has over 35 rooms is not a realistic approach. On behalf of the owners, Advocate Ferbrache argued that the tests a) and b) of the policy should be seen as alternatives and that there should not be un-stated tests that might be the real underlying reason for opposing particular proposals for change of use.
- 5.121 With regard to the Idlerocks Hotel, Jerbourg, St Martin's (23), currently not in use following extensive fire damage, the argument is that the property is too small for commercial management and that therefore the expenditure to reconstruct the building to an appropriate standard to meet visitor expectations cannot be justified. Re-building as flats rather than attempting a conversion scheme is sought as a better scheme would thereby be possible. While I accepted the logic of the latter argument in response to representations concerning the L'Ancrese Lodge Hotel (178) in Chapter 4 and have

proposed modifications that would facilitate redevelopment of conversion schemes that had secured all necessary detailed approvals under Policy RCE14 (see paragraphs 4.22-4.24 and 3.186-3.187), the difference in this case is that the loss of the hotel under current policies or under draft Policy RE12 has not been accepted. As at St Martin's Hotel, Advocate White argued on behalf of the representors that clauses a) and b) should be alternatives and that both tests should not need to be met. It was suggested that it was wrong to preclude hotels that form part of the core bed-stock from change of use and, most fundamentally, as in Jersey intervention in the hotel market should be ended and changes of use from tourist accommodation governed in the same way as all other changes of use. Conversely, it was also asked whether additional accommodation would be likely to be acceptable on site. Under Policy RE11, the Environment Department indicated that this would be likely to be acceptable in principle. As drafted Policy RE12 accepts conversion to self-catering accommodation.

- 5.122 A somewhat similar argument was advanced by Mr Doughty with regard to the Hotel Les Carterets at Cobo (230). It was suggested that it is too small for commercial management, on too small a site for expansion and yet needing such substantial upgrading to meet standards expected by holiday makers that would not be economic. It is currently not on the tourist accommodation list but is used for longer term lodging. There ought to be a policy that would permit changes of use in such circumstances to accommodation to let. The Environment Department suggested that Policies RE12 and RCE14 would precisely permit the principle of such a change of use to be considered.
- 5.123 The remaining representations concern self-catering units. The Leymar representation (295) relates to units of accommodation at Le Douit Farm, Les Vinaires, St Pierre du Bois, a location at which other units have always been occupied residentially. In order to give flexibility to enable units to be lawfully occupied other than by visitors, Advocate Collas suggested on behalf of the company that the reference to size in clause b) should be deleted and replaced by "unsatisfactory" as the factors that make for viability are more complex and the viability tests in the first sub-paragraph on Page 60 also need amending as they are not appropriate to establishments that have already ceased trading. In this instance the lack of on-site management make it very difficult to cater for visitors who may seek to arrive at a variety of times during the week. In relation to Sandy Hook chalets at L'Islet (660) evidence was presented of decline in patronage over the years, particularly after the withdrawal of cheap travel concessions on the ferries for British Rail employees. By 1992 the full occupancy season had shrunk to the period from mid-June to the beginning of September. 3 new units were built to replace some of the older units regarded as no longer up to the standards expected and in 1999 Boarding permits were withdrawn from the remaining older units as the Tourist Board regarded the accommodation as sub-standard. Only one unit is now able to be kept filled by repeat customers and many of the remaining units are de facto used for housing purposes, yet there is no certainty under Policy RE12 that change of use would be formally authorised which would pave the way for proper re-use or redevelopment for housing purposes. As marketing cannot be justified, it is inconceivable that finance could be raised to upgrade the remaining units. A broadly comparable picture was painted by the representors concerning the self-catering units at Ashmore Court, Ashmore Cottages, Forest Road. These were acquired in 1989 but since 1998 it had not been possible to operate them economically. Thus, funding cannot be secured to upgrade them to gain sufficient star ratings to enable positive marketing. And yet in this vicious circle permission cannot be

secured to authorise change of use, notwithstanding the further decline in the tourist industry that has taken place since 1997. A 38 % decline in the numbers of establishments in the brochures can be seen in comparing the 1997 and 2004 accommodation brochures.

- 5.124 For the former Tourist Board, Mr Sheppard and Mr Orton explained the approach of the Board, namely that there is no fixed list of core bed-stock. Although of some assistance, the accommodation brochures cannot be definitive as some valuable establishments will not appear in particular years because they may be changing hands, undergoing refurbishment or have suffered damage like Idlerocks. They consider that the first two clauses of Policy RE12 do indicate the key indicators that they would take into account together with the location of the property. They and the Environment Department agreed that clauses a) and b) should be regarded as alternatives and I shall recommend accordingly. Thus, I cannot accept the deletion of size from clause b) as it could be a factor that might be determinant, albeit that the figure of around 35 bedrooms regarded as generally necessary to justify professional hotel management is not absolute as smaller establishments can be operated very successfully by family management. With regard to location, those locations perceived as of importance by Visit Guernsey are within the Town; those on the south coast cliffs and adjacent to the south-east beaches; those actually on west and north coast beaches and those in good rural locations. They accepted that reference to location should be included in the policy to make the plan more transparent. I shall recommend accordingly, though I find the reference to good rural locations more subjective than would be desirable. I would take it to mean those with accessibility to attractions and facilities that would result in them being in more sustainable locations and those with attractive outlooks. As for the references to tests of viability, clearly it would be unreasonable to impose artificial marketing of the availability of accommodation when the premises are not actually in operation though the property should be required to be marketed for sale for its approved use. I shall recommend appropriate modifications.
- 5.125 In terms of the hotels that were laid before the Inquiry, with the policy as recommended to be modified, it would not seem necessary to comment further concerning St Martin's Hotel given the approach to that property outlined by the former Tourist Board. With regard to Idlerocks, there would seem to be at least one hurdle that would not be able to be readily surmounted, even if the size clause were regarded as an alternative to that of quality. The site is clearly capable of accommodating additional development either on its own or, with appropriate action in relation to the access road to the Jerbourg Point public car park, in combination with the adjacent Jerbourg Hotel. From my site visit, it is difficult to imagine any south coast cliff location or south-east bay site that would be more attractive given the outstanding views across to Herm, Jethou and Sark and accessibility to the coastal path and nearby bays. Very firm evidence of lack of viability would seem necessary to overcome such positive factors. While I may have visited Le Petit Bot on days when the weather was less clement, I am less convinced that the Manor Hotel occupies a good rural location as the valley is deeply incised restricting the outlook from the hotel and, although it is relatively close to the airport, the coastal or other attractions are generally less close at hand. While the caveat concerning size for family management would be applicable to the Hotel Les Carterets, the Environment Department appeared to accept that the restricted site area and the extent of upgrading

necessary would bring the property within the terms of Policy RE12 at least as far as conversion to self-catering accommodation is concerned.

- 5.126 The key problem which I can see with the policy even with the kind of modifications canvassed at the Inquiry is in its application to proposals to change the use of self-catering self-catering units, either those already existing or those that might be created through conversion of existing hotels under the encouragement of this policy, to housing. I can appreciate the desire of Visit Guernsey and the Commerce and Employment Department as a whole to seek to maintain visitor accommodation stock as its potential availability helps support air and sea links to the Island. However, given the occupancy levels for self-catering accommodation cited to the Inquiry (March, April & October 50%; May 65%; June 75-85%, July and September 85% and August 95%), I can also appreciate the difficulty of securing finance to secure the kind of upgrading that is appropriate to meet market expectations, upgrading that would in essence be creating units that would be capable of supporting ordinary residential occupation throughout the year, while in self-catering use occupancy levels well in excess of 50% appear only achieved for 4 months of the year.
- 5.127 It may well be that accommodation that has been upgraded and is in attractive accessible locations or is in sufficiently large a complex to have attractive on site amenities can be operated very successfully, but it does not necessarily follow that small clusters of older accommodation will be able to be upgraded to play a useful role in the tourist trade. I have no magic solution from the evidence presented to me. There would appear to have been undue rigidity in the operation of current policies in the adopted RAP Phases 1 & 2 regarding retention of substandard or poorly located self-catering tourist accommodation, yet to waive any requirements governing change of use from such accommodation, apart from compliance with Policy RCE14, could lead to a wholesale undermining of the stock of tourist accommodation. Whether in relation to hotels or self-catering accommodation, I was presented with scant justification for following the new practice of Jersey and leaving movements in or out of tourist accommodation wholly to market forces. Although since the peak accommodation capacity of the mid 1980s in both serviced and self-catering sectors there has been a significant decline in both numbers of establishments and units of accommodation, the trend in bed numbers and visitors has been relatively static since 2001 (even allowing for some disguised losses as alleged by representors). Reference to new investments being undertaken or proposed were also drawn to my attention both through other representations and press reports. I shall therefore confine myself to the modifications already alluded to but with the rider that I would expect the policy to be applied in a realistic manner where changes of use from self-catering accommodation are put forward.

Recommendation

- 5.128 I recommend that paragraph 5.12 be modified (i) by amending the 4th sub-paragraph to read as follows: **“In determining whether the accommodation is capable of attaining a satisfactory standard so as to be regarded as core bed stock that should be retained, the Department will take into account the following factors:**
- **the size of the establishment and the size of the site on which it is located**

- the physical condition of the premises including the 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 level of available facilities
- the location of the establishment and ease of access for visitors. (Those locations regarded as of importance are within the Town area; on the south coast cliffs and adjacent to the south-east beaches; on west and north coast beaches and those in good rural locations.)”

(ii) by amending the 5th and 6th sub-paragraphs to read as follows: “In order to demonstrate non-viability, evidence of occupancy rates for at least the last three years of operation will be required together with the marketing and business plans for the relevant period or periods plus evidence that the tourist accommodation has been marketed for sale for its existing use at a competitive price for at least twelve months prior to the making of any application for change of use.”

In assessing whether accommodation is substandard and incapable of upgrading at reasonable cost and not capable of viable operation, the Department will seek the views of Visit Guernsey.”

5.129 I recommend that Policy RE12 be modified to read as follows:

“The change of use or redevelopment of visitor accommodation to other uses will only be permitted where:

- a) the existing premises provide an unsatisfactory standard of accommodation and facilities and are incapable of being upgraded to a satisfactory standard or adapted to good quality self-catering accommodation at reasonable expense having regard to the location of the establishment; or
- b) the premises are too small for a modern viable operation and the site is of insufficient size to enable the premises to be adequately extended or improved.

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.”.

Airport Development – Development requiring an airport location (5.14 Policy RE14)

Representations: 209-211 Guernsey Aero Club/Guernsey Hangarage Ltd; 225 Deputy Dr D DeG De Lisle; 324 and 327-8 C I Investments Ltd; 1413 Arlington Assets Ltd

Issue:

- *Whether Policy RE14 and its supporting text are sufficiently clear over the kinds of development that would fall within the terms of this policy and the locations at which such development might take place*

Conclusions

5.130 Guernsey Aero Club and Guernsey Hangarage (209 & 211) seek clarifying amendments to the policy and its supporting text to make clear that airport related development would

include facilities for general aviation (private flying and corporate/business flying) and not just commercial public transport operations within the terms incidental or ancillary. They also sought assurance that locationally the policy would be applicable to their site at the west end of the south side of the airport where originally a larger area of hangarage had been granted planning permission, extending further in depth to the south, but a smaller building had been constructed on cost grounds. If funds become available it would still be an aspiration to provide more hangar space. They also sought inclusion of reference to private club flying as a recreational activity in Chapter 6 (210) to emphasise its significance on an Island like Guernsey. Arlington Assets (1413) advanced a similar case to the Aero Club/Guernsey Hangarage, as owners of an area of land immediately to the west of the Club site, on which additional hangarage for general aviation purposes could be provided.

- 5.131 Conversely, Deputy De Lisle (225) is concerned that the apparently open-ended opportunities in the policy, particularly through use of the term incidental, and inclusion of the word encouragement could run counter to the primary objective of conserving and enhancing the rural environment and lead to unnecessary development in the rural area that does not strictly require an airport location. To some extent these concerns were countered by the representations from CI Investments Ltd (324 & 327/8), as in the case of the latter two (relating to the Happy Landings Hotel and Jackson's Garage sites) wider use for industry or commerce were sought, the provisions of this policy being regarded as insufficiently broad. For the avoidance of doubt I would regard those sites as suitably located for airport-related development, the subject of this policy. Similarly, for the avoidance of doubt, I consider that additional hangarage on the Guernsey Aero Club site and on the Arlington Assets land to the west would in principle locationally meet the requirements of the policy, though greater issues might arise in respect of the latter land under Policy RCE1. All proposals advanced under the terms of this policy would have to comply with any relevant General or Conservation and Enhancement Policies.
- 5.132 The Environment Department were willing to accept minor amendments to both policy and supporting text to make clear that development must be incidental or ancillary to the operation of the airport, to clarify the locational intent and correct a typographical error. They do not oppose explicit references to private flying or general aviation though do not consider these to be necessary. It seems to me that if I was to include such references and also for consistency reference to airline operations including freight, the scope of the policy might be more constrained in so far as more detailed examples of its intent would have been provided. This would go some way towards meeting the concerns of Deputy De Lisle and these would be further addressed by precluding the operation of the policy from AHLQ, as sufficient areas of non-designated land appear to exist on the south side of the airport and to its north (as addressed earlier in this chapter) to accommodate all currently conceivable development that might fall within the terms of the policy. Any land acquired by the Airport administration to the east and west would not be available for non-operational development because of the Airport Public Safety Zone restrictions. The wording of the policy would also be modified to stress that it applies to development requiring airport location and not simply to development that is located nearby.
- 5.133 A preclusion of airport-related development from AHLQ could have implications for the remaining representation site which made reference to this policy from C I Investments (324), as in Chapter 3 I did not accept the case for excluding that land from AHLQ. However, the future use of that land appears very much bound up in determining its

authorised use, a matter of dispute at the Inquiry. If it does not have an authorised or established parking use, I can see no justification for extending airport-related uses south of Rue Des Landes.

- 5.134 The Environment Department resisted inclusion of reference to private flying in Chapter 6 as the list of recreational activities is not meant to be exhaustive and the only issues of development control likely to arise in connection with such activity would be airport-related development, the subject of this policy.
- 5.135 Overall, I am satisfied that the generality of the policy is consistent with Strategic Policy SP16 as in a planning context the terms incidental and ancillary have restricted meanings which gave rise to the concerns over whether or not general aviation activities would be included. It was accepted that the terms should be in the alternative as some activities might be incidental and some ancillary, but not necessarily both in every instance. Given the additional examples of airport-related development that I am recommending, I consider that there is no need for the word “normal” in the policy itself as that would then require further definition. However, in the light of the representations considered in relation to Policies RE7 and RE9, airport-related development must be subordinated to the operational requirements of the airport and I recommend an additional clause to that effect. I agree with the Environment Department that paragraph 5.14 and Policy RE14 are the proper context in which to consider private flying. As the final sub-paragraph of the supporting text rightly makes clear, significant operational development for the airport would be considered under Policy RD1 rather than this policy.

Recommendation

- 5.136 I recommend that paragraph 5.14 be modified as follows: (i) replacing the final sentence of the 1st sub-paragraph by: **“Identified airport related uses include airline operations including freight, aeronautical engineering, general aviation (including hangarage and maintenance for business and corporate flying, private flying and aero club activities), storage and distribution directly linked to the operations of the airport and other businesses such as car hire operations and other travel related businesses.”** and (ii) replacing “and” by “or” between ancillary and incidental in the third line of the 3rd sub-paragraph.
- 5.137 I also recommend that Policy RE14 be modified to read as follows:
- “Notwithstanding the preceding policies of this chapter, proposals for development requiring close proximity to the airport may be permitted where the development:**
- a) remains ancillary or incidental to the operation of the airport;**
 - b) would be of a scale that would not unreasonably compete with the Rural Centres or those of the Town and the Bridge;**
 - c) would not be likely to prejudice the long-term operational needs of the airport, and**
 - d) would not be within an Area of High Landscape Quality”.**

Mineral Resource Safeguarding Areas [Suggested 5.15 Policy RE15]

Representations: 281 (part) La Société Guernesiaise; 292 Ronez Ltd

Further Representations: 812 Mr K W Hall; 813 Mr L J Le Ray; 814 Mr H Prigent; 949 Mr & Mrs P J Falla; 1124 Ronez Ltd; 1220 Mr & Mrs A J Burkhardt; 1472 Mr & Mrs P Birtwhistle; 1487 Mr & Mrs M Helyar (also on behalf of 41 other households)

Issues:

- *Whether Mineral Resource Safeguarding Areas should be designated at Chouet and or Les Vardes*
- *Whether appropriate supporting text and policy wording should be included in the plan to support any designation on the Proposals Map*

Conclusions

5.138 It became apparent at the Inquiry that, uniquely, the Mineral Resource Safeguarding Area shown on the Proposals Map is not backed by any policy and supporting text in the plan, but only by the brief comment under this heading in the preliminary section on the Proposals Map in Chapter 1 - About the Plan. It was agreed that this is unsatisfactory and that provided that one or more Mineral Resource Safeguarding Areas are accepted as part of the plan, then appropriate policy and supporting text references should be inserted. It seems to me that this is the appropriate place in the plan for such an insertion as quarrying is part of the rural economy. On the assumption that my site specific recommendations are accepted, I shall therefore recommend inclusion of a new Policy RE15 and appropriate supporting text essentially based on the section on Stone Resources in the 2003 Strategic and Corporate Plan [10.8.9]. Strategic Policy SP27(S) states that provision may be made in the Detailed Development Plans to protect those areas where there are known reserves of stone from development that would compromise future extraction. It should be stressed that the safeguarding is not the same as a firm commitment to extraction as that can only arise once the States have resolved on their future extraction policy and any detailed proposals have been subject to an EIA. Nevertheless, to omit any safeguarding policy would be to imply that all stone resources over and above those derived from recycling would have to be imported once the existing permitted area at Les Vardes is worked out.

Recommendation

5.139 I recommend the following additional paragraph **5.15** be added to the plan under the heading “**Mineral Resource Safeguarding Areas:**” “**In 1994 when the States considered the review of Strategy on Waste, Water and Stone (Billet d’État XX, 1994), it was resolved that a further report should be made to the States on such requirements at least 10 years before the exhaustion of Les Vardes Quarry. The indications are that reserves in the currently permitted area at Les Vardes could be worked out by 2015 at anticipated rates of extraction and a review is therefore to take place.**

Pending States decisions in the light of that review, it is important that known reserves of stone should be protected. Mineral Resource Safeguarding Areas are therefore indicated on the Proposals Map at Les Vardes and Chouet headland.”

5.140 I also recommend that the following additional **Policy RE15** be added to the plan:

“The areas designated on the Proposals Map as Mineral Resource Safeguarding Areas will be safeguarded from any development that may compromise possible future working for stone.”

Chouet Headland

5.141 La Société (281) oppose the designation of a Mineral Resource Safeguarding Area on Chouet Headland on the grounds of conflict with the AHLQ designation and nearness to the L’Ancresse Common SNCI. However, I accept that the designation should stand consistent with the Strategic and Corporate Plan as minerals can only be worked where they are found. Apart from the area at and adjoining the current Les Vardes quarry, Chouet is the only known area of remaining workable stone reserves. As at Les Vardes, the extracted material would be largely used for aggregates together with production of a limited amount of building stone. The existence of workable reserves at Chouet was confirmed in the further representation from Ronez Ltd (1124), the local operation of Aggregate Industries UK Ltd, albeit that it was suggested that the stone quality at Chouet is not quite as good as that at Les Vardes and that their preference would initially be to extend the area of working at Les Vardes and only subsequently, when the safe working area at that location has been exhausted, move on to Chouet. A small portion of the land at Chouet is owned by Ronez with the majority of the area owned by the States.

5.142 The headland is a present serving valuable functions as an area for coastal walks, model aircraft flying, pistol shooting and, on a temporary basis, for waste oil and green waste disposal. The adjoining Mont Cuet area of the headland is currently in use for more general landfill operations and it would be hoped that restoration of that land would be completed so as to enable transfer of displaced recreational activities from Chouet before commencement of any quarrying. Some of these activities would almost certainly be mutually exclusive with quarrying activity at least for time limited periods. No specific harm was suggested to the L’Ancresse Common SNCI and protection would be afforded under Policy RCE4 in relation to any specific quarrying proposal. It is difficult to anticipate any greater impact than from the current landfill operations. As for conflict with the AHLQ designation, many former quarries whether now containing quarry lakes or backfilled with refuse or other material are within areas designated as AHLQ. Moreover, while on the mainland quarrying is directed away from important landscapes wherever this is possible, this cannot be an absolute approach because workable stone of suitable quality is only found in restricted locations. Thus, I am satisfied that the designation would not be in conflict with the principle of minimum environmental harm.

Recommendation

5.143 I recommend that no modification be made to the designation of a Mineral Resource Safeguarding Area at Chouet Headland.

Les Vardes

5.144 Ronez (292) sought recognition of the additional reserves considered to be workable on the west side of the existing Les Vardes quarry. The Environment Department were willing to accept a similar designation to that shown at Chouet on the current area that is being worked or has permission but did not offer to extend a Mineral Resource

Safeguarding Area to cover the reservation sought to the west. The area sought is that shown hatched green on the plans attached to the evidence of Mr R A Payne, their Landscape Architect, over and above the existing and permitted quarry area. It was stressed that this would not imply quarrying over that whole extended area but would allow for the necessary buffer areas to provide safety margins and appropriate bunding and landscaping around a smaller extension of the actual working area, broadly as indicated also in green on the plan attached to the representation form. Ronez stressed that they are committed to supplying the maximum possible proportion of aggregates from re-cycled products with the majority of such material being produced from their site at St Sampson's. However, primary sources are also required and beyond the existing permitted quarry, apart from Chouet, the area west of Les Vardes is the only known area of proved workable stone reserves on the Island – some might exist in the far south-west of the Island but these are not proven. If the area is not reserved, the consequence could be a need for premature reliance on more expensive imported resources. Already Ronez import around 25% of the aggregates it supplies and other companies import building stone.

- 5.145 In the light of landscape and ecological studies, the company believe that the area could be quarried without harm to the primary objective of conserving and enhancing the rural environment and also without increased harm to neighbouring amenities. The ecological evidence from Mr M R Hughes was consistent with the views of La Société that the land does not warrant SNCI designation (see Chapter 3), contrary to representations Nos 270-277. Moreover, as only about half the fields concerned would be excavated there would be scope for mitigation measures in relation to any identifiable ecological harm. The landscape evidence of Mr Payne similarly argues that AHLQ is not warranted as although there may be fields recognisable from the Duke of Richmond's map, they had been very much altered in character over the intervening years through glasshouse development. That they may be of relatively poor quality at the present time is a result of that former development not poor management by the company. Water sprays are used to mitigate dust nuisance.
- 5.146 The Environment Department, while not dissenting on the conclusions that neither SNCI nor AHLQ status are warranted, nevertheless, suggested that the extended Minerals Resource Safeguarding Area is not justified as it would be a departure from the status quo unlike that at Chouet or designation of the permitted area at Les Vardes.
- 5.147 The further representors, Mr Hall, Mr Le Ray and Mr Prigent (812-814) are residents whose houses front Route de Pulias north-east of the existing quarry. They are concerned that an extension to the quarry might cause further damage or nuisance through blasting and airborne dust. Mr & Mrs Burkhardt (1220), residents in La Route de Passee to the west of the quarry raise similar concerns. Advocate Helyar (1487), also on behalf of a group of residents including Mr & Mrs Birtwhistle (1472) argues that the designation of Mineral Resources Safeguarding Areas [MRSA] is a matter for the States and not for the Environment Department or planning inquiries and argues that the desire for the additional designation is to facilitate an application for quarrying contrary to the interests of the environment and nearby residents. As well as extension of existing nuisance disturbance from shocks, noise, dust and traffic over a longer period, possible effects on the water table were referred to that might cause problems for those reliant on wells. Nevertheless, their case is that a MRSA would not necessarily be contrary to the AHLQ

and SNCI designations sought under Representations Nos 270-277. Mr & Mrs Falla (949) oppose the loss of agricultural land on principle and consider that the States should be looking to imports for aggregate needs.

- 5.148 Having studied the landscape and ecological reports provided by the company and La Société and made an accompanied site visit both to the quarry and its environs at a time that blasting was taking place, I am satisfied that the environmental detriment is not so great as to warrant seeking the earliest possible termination of operations at Les Vardes. I was in Mr Hall's house at the time a 9-shot blast occurred and so was able to witness the effect of current blasting practice and note the ground movement reading taken – under half the target maximum, itself set at a level very much below that at which damage might be anticipated.. There are opportunities for improved landscaping now that the crushing and asphalt plants have been relocated into the base of the workings and the revised approach to the blasting appears to have resulted in lesser nuisance than in under previous approaches to blasting. Use of larger charges has reduced the number of blasts needed per week to 3 rather than up to several daily and curtailed the degree of ground vibration despite the current working area being at a shallower depth as the former plant area is excavated. I also witnessed the attention paid to dust suppression and as far as I could ascertain the greatest nuisance would be likely to arise from the rumble of stones being deposited into the crushing plant as this takes place at intervals during the working day. However, from site visits around the area on different days I did not find that noise to be particularly intrusive and the quarry sides appeared generally to muffle most plant or vehicle noise.
- 5.149 Thus, although I accepted the case for an extended AHLQ designation as advanced by the further representors in Chapter 3, I can see no reason why the known reserves to the west of the existing quarry that would lie within an appropriate 'set-back' buffer area should not be made subject to similar safeguarding as at Chouet. The reason that I did not accept a SNCI is not to give precedence to mineral safeguarding but based on the ecological evidence presented, including the advice of La Société. Policy SP27(S) of the Strategic and Corporate Plan clearly makes provision for areas of safeguarding to be designated in Detailed Development Plans and I cannot see the distinction in that policy between designations brought forward from previous plans and other proven reserves that the Environment Departments suggests. The actual working area envisaged within the reservation would be further from the houses of the individual further representors than the existing workings and not approach any nearer to dwellings than the existing quarry area. Moreover, no extended working could take place until after approval of a specific application accompanied by an appropriate Environmental Impact Assessment (as required under Annex 5 to the plan) which would have to address all the matters raised as potential problems. It would be a matter for the strategic review to assess the relative need to protect agricultural land and utilise stone resources.
- 5.150 Finally, unless the proposed strategic review of Waste, Water and Stone requirements referred to in Paragraph 10.8.9 of the Strategic and Corporate Plan advocates cessation of indigenous stone production as soon as possible, I consider that it would be best for the maximum environmentally acceptable output to be achieved from an extended Les Vardes Quarry before extraction commences (or more strictly re-commences) at Chouet. In this way the Mont Cuét restoration should first have been completed in that locality

enabling replacement of those of the public recreational roles of Chouet headland that might be incompatible with quarrying in that location.

Recommendation

5.151 I recommend that the Proposals Map be modified by adding a Mineral Resource Safeguarding Area at Les Vardes to cover both the existing and permitted quarry working area and the extended area to the west shown hatched green on the plans attached to the evidence of Mr R A Payne for Ronez Ltd.

Policy Context – Community Services (6.1 Policy RS1)

Representations: 35 Oatlands Holdings Ltd; 294 Les Bourgs Hospice Charitable Trust;

Further Representations: 677 P J Bell; 838 Mr & Mrs M Burrows; 976 Mr S Morris; 1359 Mr & Mrs M Burrows; 1483 Mrs K M White; 1497 Ms J Firth; 1547 Mr & Mrs H Browne

Issues:

- *Whether use of Oatlands Craft Centre as a medical centre would fall within Policy RS1*
- *Whether there should be specific reference to hospices in the supporting text for this policy*

Conclusions

- 6.1 Oatlands Holdings sought recognition of the possibility of change of use of the Oatlands buildings to a primary care medical centre as the L'Islet Rural Centre does not have such a facility. The response of the Environment Department was that this would not necessarily be precluded by Policy RS1 if further development of the tourist attraction under Policy RE13 were not pursued and if it was thought that such a health centre could not be located in the UAP to serve its desired purpose and there were no suitable premises within or closer to the L'Islet Rural Centre. Of the further representors listed most were concerned to prevent new development on the open green areas around Oatlands and not over the possibility of particular changes of use under Policy RCE14 and other relevant policies (677, 838/1359, 1483, 1497, 1547). Mr & Mrs Burrows saw positive merit in this possible change of use. Mr Morris raised (976) but did not press the desirability of concentrating services at the L'Islet centre.
- 6.2 It seems to me that the issue raised is essentially one for a development control context as my interpretation of Policy RS1 and its supporting text would be the same as that of the Environment Department. I do not consider that any changes would be necessary to either the policy or supporting text to enable this possibility to be considered. The way in which the policy is phrased would automatically cover the point raised by Mr Morris.
- 6.3 The simple point of Les Bourgs Hospice Charitable Trust (294) is a wish to see hospices specifically identified as an example of the kind of services covered by Policy RS1 as they are a charity and might not be seen to be covered by a list of States supported facilities. In addition to the possibility of enhancement of the existing hospice or its relocation as it is on a tight site, consideration is being given to the desirability of providing children's hospice facilities to serve the Bailiwick and these might be considered by way of either development on or adjacent to the existing hospice site or by provision elsewhere. The peace and tranquillity of a rural location might be considered appropriate. The Environment Department considered that the policy would cover all these possibilities as it stood and did not see any particular need for explicit reference. However, that would not be opposed. Given the practice of strict legal interpretation of Detailed Development Plans, it would seem

best to place the matter beyond doubt by including hospices in the list of examples in paragraph 6.1.

Recommendation

- 6.4 I recommend that paragraph 6.1 be modified by including “**hospices**” after “hospitals” in the 1st line of the first sub-paragraph, but that no other modification be made in response to these representations.

Protection of community facilities (6.2 Policy RS2)

Representation: 1226 Deputy J Gollop

Issue:

- *Whether there is a need to ensure that this policy would cover uses that would fall in retail or other use classes under the Use Classes Ordinance and not merely those falling specifically within the community facilities use classes*

Conclusions

- 6.5 Deputy Gollop’s concern that rural public houses serve a community role and should therefore be protected was raised specifically in respect of representations over the future of St Saviour’s tavern which I considered under Policy RH1 in Chapter 2. However, the point is general one which, if it is to be taken on board, would require an amendment to the supporting text of Policy RS2 as the Environment Department indicated that they would not have expected this policy to apply as public houses fall within Retail Use Class 19 under the current Use Classes Ordinance, 1991.
- 6.6 The supporting text to the policy in paragraph 6.2 does not specifically identify the uses to which the policy would apply, though by inference it is presumably the Public amenity Use Classes 30-32 and the Assembly and leisure Use Classes 33-37 that the Environment Department have in mind. The current RAP Phases 1 and 2 both contain policies [RT5] which would enable the loss of retail uses to be resisted where a local need is being served. While no representations have been made specifically seeking the replication of that policy in the RAP Review rather than generally accepting that market forces may lead to the loss of some existing retail uses, it does seem to me that there may be some uses that would fall within the retail uses classes which do serve community needs and which ought to be able to be capable of being protected under this policy. In addition, the way that the policy and supporting text are phrased in the draft almost implies that it is particularly directed towards land rather than buildings, eg playing fields or similar open uses, yet the community use classes are almost wholly concerned with premises. It would seem sensible to me if the text and policy did make clear that both buildings and sites are being addressed and, as neither Policy RS3 nor RS4 address the loss of facilities, that recreation is also referred to in the supporting text as a sector that would fall within the purview of this policy.

Recommendation

- 6.7 I recommend that paragraph 6.2 be modified by adding **“buildings or”** before “sites” in the 2nd line of the 1st sub-paragraph, **“building or”** before site in the 4th line of that sub-paragraph and by adding the following additional sentence at the end of that sub-paragraph: **“For the avoidance of doubt this policy does not only apply to Public amenity or Assembly and leisure class uses but also to retail uses including public houses and recreational uses where the use provides or could provide a needed community facility that could realistically be retained.”**.
- 6.8 I further recommend that Policy RS2 be modified by adding **“buildings or”** before “sites” in the 1st line and **“building or”** before “land” in the 2nd line.

Indoor Recreational facilities (6.3 Policy RS3)

Representations: 200 Miss S Drinkwater; 344-345 States Recreation Committee & Guernsey Sports Commission; 373 Mr N H Jackson

Further Representation: 1099 Mr M R Bertrand & Miss A Johns

Issue:

- *Whether indoor riding schools (or other indoor recreational facilities) should be precluded from AHLQ*

Conclusions

- 6.9 Miss Drinkwater (200) argued that the Island needs good quality indoor riding facilities and thus artificial constraints should not be imposed on the possibility of converting suitable warehouse or farm buildings within AHLQ to indoor arena use simply because they are not buildings of architectural or historic interest. Such buildings are unlikely to be of sufficient size for conversion for this purpose. While, like Miss Drinkwater, primarily concerned with Policy RS4, the former States Recreation Committee and Sports Commission (345) gave support to this view, arguing that if the use were wholly indoors within an existing building it would not affect the landscape.
- 6.10 The Environment Department stood by the locational strategy of the plan which seeks to direct all discretionary development to the non-designated parts of the RAP area in order that the underlying landscape characteristics can be best appreciated and conserved. The broad-brush designation of AHLQ is regarded as clearer and simpler than the previous three-fold Green Zones, a preference of the former States Recreation Committee and Sports Commission (344). As new ancillary development outside any converted building would be almost inevitable, it is not considered appropriate to encourage the consideration of conversion of buildings within AHLQ that would not fall within the terms of Policy RCE14 for indoor recreational activities. However, it was made clear that the policy would in principle accept new-build as well as conversion approaches to the provision of an indoor equestrian centre in non-designated areas, as such a use is accepted as being appropriate to the rural area. As no specific examples were cited of buildings argued to be appropriate but

which might fall outside Policy RCE14 within AHLQ, I concur with the broad approach of the Environment Department and do not consider any modification is warranted in respect of these representations. The modifications that I have recommended to Policy RCE14 and its supporting text would slightly widen the range of buildings that might be considered for conversion.

- 6.11 At the Otterbourne Riding Centre in Rue du Planel, Torteval, Mr Jackson (373) sought assurance that additional facilities would be acceptable, for example to increase the provision made to cater for riding for those with disabilities. The site is located within AHLQ. The centre is the only riding establishment in the Channel Islands that is approved by the Association of British Riding Schools and already provides facilities for riders with disabilities. However, this use is anticipated as being likely to increase with the construction of a nearby special school. Nevertheless, Mr Jackson made clear that he did not envisage a covered Riding arena. The further representations in respect of that site (1099) were concerned generally on the implications of additional development on the AHLQ in which the centre is situated but reserved their position pending any specific development proposal.
- 6.12 The Environment Department indicated that enhancement of facilities an existing riding centre would fall within Policy RS4 as ancillary to outdoor recreation on the understanding that an indoor riding arena is not envisaged. Even as drafted, prior to the tabling of amendments by the Environment Department, under Policy RS4 location within AHLQ would not be a barrier to consideration of appropriate proposals at an existing establishment. Thus, I do not consider any modification is warranted in respect of this representation.

Recommendation

- 6.13 I recommend that no modifications be made to paragraph 6.3 or Policy RS3.

Outdoor recreational facilities (6.4 Policy RS4)

Representations: 130 Blue Diamond Group & Delta Ramee Roses Ltd; 200 Miss S Drinkwater; 258 Westward Investments Ltd; 269 Mr R H Fearis; 282 Mr M A Torode; 343 Mr A J Laine; 344-5 States Recreation Committee & Guernsey Sports Commission; 1102 Northerners Athletic Club; 1241 Guernsey Golf Union; 1260 States Tourist Board

Further Representations: 379 Mr & Mrs J T Charman; 384 Mrs J E Norman; 391 Mrs J M Jorgensen; 395 Mrs E M Fustic; 396 Mr D K M Chan; 404 Mrs S Buckley; 584 Mr & Mrs T J Ozanne; 618 National Trust of Guernsey; 651 States Agricultural & Countryside Board; 656 Mr N Higgs; 705 La Société Guernesaise; 709 Mr & Mrs K Priaulx; 856 Mr & Mrs A Taylor; 1225 Deputy John Gollop; 1237-1240 Guernsey Golf Union; 1320 Mr P Harrison; 1368 Mr P H Ingrouille; 1383 Mr P Davies; 1416 Mrs E Davies

Issues:

- *Whether outdoor recreational facilities should be precluded from AHLQ*
- *Whether the supporting text is too hostile to equestrian activities*
- *Whether the supporting text should make explicit reference to camping*
- *Whether any particular policy provision is required to cover the characteristics of golf courses*
- *Whether site specific designations should be added to the Proposals Map with regard to the extension of La Grande Mare golf course and or provision of a golf course at La Ramee*

Conclusions

- 6.14 The representations and further representations on Policy RS4 fall largely into three distinct groups. Firstly, there are those who regard the policy as too hostile to outdoor recreational facilities within AHLQ. Secondly, there are those who consider that the supporting text is unfairly biased against equestrian activities. Thirdly, there are those who regard golf as requiring special policy provision irrespective of the outcome of the first point and within this group those which are either for or against continuation of the La Grande Mare Golf Course provisions of the RAP Phase 1 or making provision for a Golf Course at La Ramee. I shall address each group in turn, dealing with any that do not fit elsewhere under the first general heading.

General representations – location within AHLQ

- 6.15 The States Recreation Committee & Guernsey Sports Commission (344-5) and others raising specific equestrian (200, 269, 282) or golfing (1241) issues all sought deletion of the preclusion of new facilities from location within AHLQ which is contained within clause b) iv) of the policy. As outdoor recreational uses are by definition extensive land uses which cannot be accommodated within buildings, preclusion of AHLQ land is regarded as unreasonable, even if the clause were intended only to seek to ensure that any ancillary accommodation is contained in converted buildings.
- 6.16 The Environment Department accepted the force of these concerns and agreed that the clause should be deleted in its entirety. While in substitution a sentence in the supporting text encouraging the use of converted buildings for ancillary accommodation wherever suitable buildings are available would seem appropriate, the deletion offered must be the correct approach in relation to the type of development covered by this policy.
- 6.17 On behalf of Mr Laine (343), Advocate Ayres also sought deletion of clause RS4 b) iv) as that would prevent extension of camp sites onto new land within AHLQ as clearly camping could not be accommodated within converted buildings. He also pointed out that although under the heading Tourism in Chapter 5, it is stated that camping will be treated as outdoor recreation, there is no explicit reference to camping in Policy RS4 or its supporting text. The Environment Department indicated that the amendments to the policy that they would table would not only delete RS4 b) iv) but clarify that new buildings that are ancillary and incidental would be treated as extensions under RS4 a). As for specific reference to camp sites in the policy they were content to take my guidance. It seems to me, given the cross

reference in Chapter 5, that it would be appropriate to include campsites explicitly in RS4 b) as RS4 a) even with the tabled amendments would essentially be addressing buildings rather than land. I recommend accordingly. From my site visit, I am satisfied that the policy as amended would enable the issue of the easternmost field at Le Vaugrat to be addressed over which there appeared to be lack of certainty in respect of its planning status.

- 6.18 The Northerners Athletic Club (1102) seek assurance that their desire to extend their training pitch southwards onto an adjacent field would fall within Policy RS4 b). The main football pitch had been acquired in the 1950s and the existing part of the training field, which is set at a higher level to the east, in the 1960s. The adjoining field subject of the representation was acquired by the club in the 1970s and was said to be overgrown prior to recent, apparently unauthorised, earth-moving that has brought the area adjoining the training field almost up to that level. The neighbours to the east (1368, 1383, 1416) point out, however, that the land was grassed significantly more recently than the 1970s and seemingly cut for hay until a few years ago. Photographs were supplied by Mr & Mrs Davies showing the field with a good crop of grass. The further representors also point out that because of the level changes, even if the playing field use were to end level with the existing training area (ie leaving according to the club 50 yards of field at the rear of the houses), there would need to be an embankment like that to the existing training area where the floodlighting and fencing on top of that bank are features detrimental to the landscape and to residential amenity. As the extended pitch area would be at a higher level – up to 5 metres above the houses, Mr & Mrs Davies have particular concerns that serious drainage problems could arise. The area is part of a green lung in St Sampson's and should remain so.
- 6.19 The Environment Department indicated that with the deletion of clause RS4 b) there would be no reason in principle why the desired extension of the training area to enable creation of a second pitch could not be considered. However, all the other clauses of the policy would need to be complied with, as would any relevant General or Conservation and Enhancement policies. These would include RGEN3, RCE1, RCE3 and RCE8 concerning landscape issues and RGEN11 and RGEN12 concerning neighbourliness and flood risk. From what I saw on site, the aspiration appears to represent a rounding off of the present sports ground, albeit seemingly using previously agricultural land. It would be very important in regularising what has taken place without express permission (which according to the further representors may include the existing training area), and approving any further works, to ensure that appropriate landscape design is applied together with effective drainage, appropriate means of enclosure and avoidance of light pollution so that a neighbourly solution can be achieved. I would not necessarily disagree with the suggestion by the Environment Department that a win-win solution ought to be possible but this would be a matter that would need to be pursued in an enforcement/development control context rather than a matter requiring any further modification to the draft plan.

Equestrian-related development

- 6.20 Miss Drinkwater, Mr Fearis and Mr Torode (200, 269, 282) also sought a more neutral approach to equestrian-related development as the supporting text implied express resistance to new proposals outside residential curtilages and by implication only stables for wholly domestic use within residential curtilages. It was argued that there is no justification in taking such a negative approach as nearly all equestrian development, including manège surfaces could be returned to agricultural use and that equestrian use as well as agriculture can help conserve a living countryside. It is also argued that the inference that equestrian activities have caused a decline in agriculture is unfair and unjustified when there are a complex set of reasons underlying agricultural trends as acknowledged in reports of the former Agriculture and Countryside Board. Removal of any ambiguity over what might be covered by the policy is also sought.
- 6.21 Again the Environment Department accepted the force of the arguments advanced and undertook to put forward a revised more neutral text. That tabled at the end of the Inquiry, in my judgement, goes too far in so far as the concern of the Commerce and Employment Department that good agricultural land should not be given over to equestrian uses is wholly lost as a consequence of the almost total deletion of the final sub-paragraph of the supporting text. The evidence from Dr Casebow was that values for equestrian use are usually higher than those for commercial agricultural use. Thus, without restraint good land could be lost, while given the nature of horse grazing and exercise, the quality of land used for equestrian purposes usually suffers. Conversely, it was indicated that the land from which glasshouses are cleared is typically not of the best quality for agricultural use because of the compaction or disruption of drainage that may have occurred, but it is usually adequate for horse grazing and exercise provided that glass removal has been properly undertaken. Bearing in mind the strengthening of Policy RCE1 that I have recommended in relation to the protection of agricultural land in Chapter 3, I shall recommend additional text and a strengthening of the policy in relation to agricultural land.
- 6.22 In addition, the extent of deletion proposed wholly removes the requirement to comply with all relevant General and Conservation & Enhancement policies for any kind of equestrian-related development. While as the plan has to read as a whole, I accept this would be the case irrespective of any further modification. However, as the policy stands, it alludes to some considerations but by no means all. It would seem desirable for the purposes of clarity to reintroduce a general reminder into the text. I recommend accordingly. Conversely, the addition recommended by the Environment Department to clarify that new buildings on existing sites may be regarded as extensions is logical and consistent with the approach taken in respect of other policies.

Recommendation

- 6.23 I recommend that paragraph 6.4 be modified as follows: (i) by replacing “special reference to the” by “**particular assessment against all relevant**” in the 4th sub-paragraph and adding the following sentence at the end of that sub-paragraph: “**Wherever possible ancillary accommodation should be created by conversion of existing buildings under Policy**

RCE14, but where no suitable buildings are available, existing structures within the site that cannot be utilised should be cleared unless retention is necessary under Policy RCE13 in order to maintain the openness of the rural environment.”; (ii) by adding a new 3rd sub-paragraph: “For the purposes of this policy, new buildings that are clearly ancillary and incidental to the operation of an existing outdoor recreational facility will, at the discretion of the Department, be regarded as constituting extensions.”; and (iii) the final sub-paragraph be replaced by: “Proposals for changes of use and ancillary development such as stables, tack-rooms, covered storage or all-weather training surfaces for equestrian purposes that involve agricultural land will wherever possible be directed to redundant horticultural sites that can usually be made suitable after clearance of the glasshouses. Whether such proposals are within existing or newly created residential curtilages or involve agricultural land, all relevant General and Conservation and Enhancement policies should be complied with. Proposals for major built facilities such as indoor riding schools will be considered under the provisions of Policy RS3.”.

6.24 I also recommend that Policy RS4 be modified as follows: (i) by replacing a) by:

“a) Proposals for extensions, alterations, re-building and other works to existing facilities associated with outdoor recreation will generally be permitted where they are ancillary and incidental to the proper running of the recreational activity.”;

(ii) by inserting “, **camp sites**” between “motor sports circuits” and “and other areas...” in the preamble of b);

(iii) by replacing b) i) by:

“b) i) it would not result in the unacceptable irreversible loss of good agricultural land or have an adverse effect on the viability of an agricultural holding.”; and

(iii) by deleting b) iv) and re-numbering b) v) accordingly.

Golf Development

- 6.25 Over and above concerns over RS4 b) iv), the Guernsey Golf Union argued that further amendment to the policy is necessary to address the particular needs of golf. In particular, RS4 b) i) would be almost impossible to satisfy given the area of land required for an 18-hole golf course. The Golf Union is strongly of the opinion that a 3rd 18-hole golf course is required on the Island as at present the 5 clubs using the two 18-hole and one 9-hole golf courses have 2,317 playing members and there are waiting lists at the L'Ancrese Golf Club and the Royal Guernsey Golf Club that share the L'Ancrese course. In England the average club membership is 450-500 per 18-hole course with a maximum of 750. Thus, on current membership alone 3 full 18-hole courses would be justified but the demand is growing. Additional land is also required to extend La Grande Mare golf course as it currently has 9 par 3 holes whereas a championship course would normally only have 4 par 3 holes like L'Ancrese.
- 6.26 The case for a third 18-hole golf club is also pressed by the former Recreation Committee and the Guernsey Sports Commission (345) and by the former Tourist Board (1260). The latter points out that although provision of a third golf 18-hole golf course is not one of the objectives of "Creating the Right Environment 2001-5", this is purely a matter of timing as the Board is on record as expressing the view that increasing demand would be likely to lead to a need for a third course to be developed (Billet d'État XX of 1998). The States did not pass an express resolution endorsing that point of view on 30th September 1998, but neither did they excise it as in 1991. The Board points out that while the Recreation Committee & Sports Commission have focussed on the local demand for golf, the oversubscription of the existing courses has an adverse effect on the Island's tourist economy. It makes it difficult to promote golfing breaks that are a feature of the tourist economy of the Isle of Man and the Republic of Ireland or even Jersey as it has 3 18-hole courses and 3 9-hole courses. Thus, if a third 18-hole golf course could be provided it would almost certainly enable an increase in both corporate and leisure visitors to the Island as Guernsey or a combination of Jersey, Guernsey and Alderney would be able to be marketed across Britain and France to independent travellers, clubs and businesses for golfing holidays, rewards or as an adjunct to conferences.
- 6.27 The solution offered by the Golfing Union is either a general deletion of b) i) or inclusion of a caveat that the needs of golf represent an exceptional circumstance to override this provision. The Environment Department argued that in the absence of an express direction from the States to make provision for a third 18-hole course, they could not accept the justification for either approach.
- 6.28 For my part, I could not accept a general setting aside of b) i) but on the contrary have recommended that it be strengthened and clarified to have regard both to the quality of agricultural land and the viability of holdings. However, the evidence of demand for additional golfing provision appears compelling both to serve Island residents and visitors. Given the specific representations concerning La Grand Mare and La Ramee that I address below, I shall recommend the inclusion of an additional policy specifically addressing the provision of golf courses, with simply a text reference to that policy in paragraph 6.4.

Recommendation

- 6.29 I recommend that in addition to the modifications set out in paragraph 6.23 above, paragraph 6.4 be further modified by the addition of a final sub-paragraph as follows: **“As golf-courses involve such extensive areas of land, they are subject of a specific Policy RS5 which is covered in the following section of the plan.”**.

La Grande Mare Golf Course

- 6.30 On behalf of Westward Investments (258), Advocate Dereham argued that Policy RS4 negates Policy R6 of the current RAP Phase 1 although the Grande Mare golf course project has not yet been completed. The plan would be contradicting a specific instruction of the States because it is established legal practice to interpret all policies in a restrictive manner. Additional agricultural land would not be able to be taken into the golf course to bring it up to an optimum size of some 120-125 acres as opposed to its current size of under 100 acres and even without b) iv) there could still be difficulties with Policy RCE3, as some would argue that the landscape would be affected and it requires exceptional circumstances for new development unless the impact is deemed minimal. Moreover, it is not clear that necessary ancillary buildings would be able to be treated as extensions although the golf course is in being, having been initially laid out in 1994 as a 14-hole course and subsequently enlarged to 18-holes with some further lengthening of certain holes the most recent works. The works had been proceeding purposefully following the resolution that La Grande Mare should be the second 18-hole golf-course on 30 July 1992, yet they would not be able to rely on Policy RCE6 to enlarge the course as is required to bring it up to championship standard.
- 6.31 The solution canvassed is to reinstate Policy R6 with its area of search. While the absence of a specific instruction from the States is argued in relation to the possible provision of a third 18-hole course, no such argument can be advanced in relation to La Grande Mare as there is a specific instruction that La Grande Mare should be developed as a second golf 18-hole golf course. To retain Policy R6 would therefore be fully consistent with Strategic Policy SP30. It has not served its purpose because the present course is only between 4500/4800 yards, whereas it is generally accepted that 7200 yards is an optimum length for an 18-hole championship course. Moreover, there is no necessary inherent conflict with nature conservation interests. The whole of the L’Ancresse area is a SNCI. The company has no desire to acquire the La Société reserve as the designation under R6 is only an area of search. They would be very willing to work with La Société to further nature conservation issues, matters that they had taken carefully into account in the recent course extension south of the staff accommodation area.
- 6.32 The case to retain Policy R6 was strongly supported by the Guernsey Golfing Union (1238) as the course is currently too short and needs an increase in the number of par 4/5 holes and a decrease in the number of par 3 holes. The concern of La Société (705) is that Policy R6 sets not just an area of search but also environmental safeguards and that these are still required. The AHLQ and SNCI designations are appropriate in the locality and the Société reserve at Rue des Bergers should be excluded and retained as a SNCI.

- 6.33 The Environment Department suggested that Policy R6 had served its purpose and because it did not address enhancement it would not fully comply with Strategic Policy SP30. With the tabled amendments, the department, contrary to the views of the representors, considered that Policy RS4 and the other policies of the plan have sufficient flexibility to enable extension of the course area and provision of a club house and other ancillary building to be considered.
- 6.34 My own conclusion is that like the La Villiaze light industrial allocation or the Chouet Headland Mineral Resource Safeguarding Area, Policy R6 of the RAP Phase 1 still has a useful purpose to serve. Moreover, I am far from convinced that the agricultural caveat in Policy RS4 b) i) would facilitate a course extension and while other aspects may be more arguable, it would be more appropriate to reinstate Policy R6 and the Area of Search on the Proposals Map rather than seeking to shoe-horn the outstanding elements of the golf-course proposal into the constraints of policies that do not wholly fit the characteristics of such development. I see no conflict in including the same area of search as in RAP Phase 1. It does not imply any acquisition of compulsory purchase powers, even if such were available under the Island Development Law 1966, so there would be no threat to La Société's interests. Were I to draw re-draw the line around the reserve, while Policy RCE4 would no doubt still apply to any adjacent works, the reserve might receive lesser consideration than if it remains within the area of search like the other nearby SNCIs. I recommend accordingly.

Recommendation

- 6.35 I recommend that an additional paragraph 6.5 be added to the plan in the following terms:

“6.5 Golf course development

As golf courses have such extensive land requirements, golf course development is subject of specific policy provision in order to avoid distorting general policies to fit golf courses within them.

On 30th July 1992 the States resolved to agree in principle to designate La Grande Mare as the location for a second 18-hole golf-course. Work has commenced on implementing that proposal but the course still needs lengthening and providing with additional ancillary accommodation.

The proposals map accordingly includes an area of search of around 180 acres at La Grande Mare within which proposals for a golf course will be considered in accordance with Policy RS5. A high standard of layout and general design will be required in order to make a positive contribution to the locality whilst respecting and maintaining key features of the existing environment.”

The same area of search as on the Proposals Map for the RAP Phase 1 should be shown on the Proposals Map for the RAP Review.

- 6.36 I further recommend that an additional Policy RS5 be added to the plan in the following terms:

“Policy RS5

An area of land at La Grande Mare has been defined as an area of search within which proposals for an 18-hole golf course will be considered. The Environment Department will require a comprehensive scheme for the development of the course to be submitted. This must include an assessment of the overall character of the site and its surroundings and any measures required to maintain its key features. Development proposals will need to:

(i) accord with the following:

Topography/Layout - Open landscape broken by natural hazards (trees, scrub, water) or capability to introduce such hazards. Presence of public roads acceptable excluding play across or immediately alongside.

Support/Services - Clubhouse, public toilets, car park, road access, water/electricity supply.

(ii) be well conceived, of a high standard of design and be laid out to make the best and most efficient use of the land available;

(iii) respect the character of the setting and as far as possible protect any features of interest within the site, including areas of nature conservation importance, streams, banks, trees, lanes and other features which give character to the landscape;

(iv) be satisfactory in terms of site access, provision of adequate parking and, where appropriate, provision of footpath connections;

(v) avoid, wherever possible, the best and most versatile agricultural land;

and where clubhouse, public toilets and other ancillary buildings or related facilities are proposed they should make a positive contribution to the surroundings by reflecting the influence of the local setting.

Phasing of development

As part of a comprehensive plan for an 18-hole golf course within the area of search, the Department will be prepared to consider proposals for not less than 14 greens incorporating 18 holes and playable off 18 tees on land within the ownership or control of the applicant.

Management Agreement

The States have resolved that the necessary administrative procedures should be implemented to provide adequate protection for the Island’s environment and, where appropriate, legislation to achieve such protection should be enacted. In

the meantime the Department policy is to encourage, inter alia, management schemes designed to maintain and enhance sites of nature conservation importance.

Favourable consideration will be given to golf course proposals which include an environmental statement and demonstrate measures to reduce the impact of the development on sites of nature conservation importance, and which indicate a willingness to enter into a voluntary management agreement designed to protect the environment and maintain and enhance ecologically important areas.”.

La Ramee Golf Course

- 6.37 Blue Diamond Group and Delta & Ramee Roses Ltd (130) put forward proposals for a third golf course at La Ramee on the outskirts of St Peter Port. On behalf of the representors, Advocate Ferbrache outlined the history of deliberations on a second and third 18-hole golf course for the Island. In the detailed development plan that had preceded the RAP Phase 1 an area at La Ramee had been safeguarded for provision of an additional golf course, but as progress had not been made, an instruction was given by the States on 12 July 1990 (Billet d’État XIII 1990) to the former Recreation Committee to bring forward proposals for securing an additional 18-hole golf course as there was perceived to be an unsatisfied demand. At that time there was only the 18-hole L’Ancresse course shared between two clubs and the 9-hole course at St Pierre Park that had been created in 1984. However, there were 1654 players of which 217 were members at St Pierre Park. Thus, by whatever measure is used for assessing capacity there was then acknowledged to be a requirement for more than 2 18-hole golf courses.
- 6.38 The result was a Policy letter from the former Recreation Committee dated 24 October 1990, which was submitted to the States on 28 November 1990 (Billet d’État XXII 1990). This indicated that sites of 90-110 acres playing area should be sought (120-170 acres including areas for conservation) so that a course of 7200 yards could be created. In conjunction with the former Island Development Committee a total of 15 sites were identified for consideration, namely Barras Lane, Belle Greve Bay land reclamation site, Fauxquets Valley, Fort Le Marchant/Chouet headland, Herm Island, Icart, La Grande Mare, La Ramee, Le Gouffre/Corbière, Le Marais, L’Eree, Pleinmont, St Pierre Park/Havilland Hall, Saumarez Park/Blanc Blois and land adjacent to St Saviour’s reservoir. Running these through a sieve and eliminating those least favourable in terms of size limitation, adverse topography or drainage, site access, agricultural considerations, landscape, nature conservation, history, recreational detriment or displaced uses resulted in a short-list of 4 sites, namely La Grande Mare, La Ramee, L’Eree and St Pierre Park, with the last two discounted as of insufficient size or as a consequence of being split by a significant road and involving the loss of the existing 9-hole course. When considered by the States on 16th January 1991 two additional sites were added into the short-list for further consideration, namely Pleinmont and Fort Le Marchant and Chouet headland and the States specifically negated the resolution asking for it to be noted that there would ultimately be likely to be a requirement for a third 18-hole golf-course (Billet d’État XXII 1990) by 33 votes to 16.

- 6.39 The subsequent report dismissed the potential of Pleinmont because of the very large number of ownerships involved (and opposition from Torteval Douzaine) and Fort Le Marchant/Chouet headland because of advice from the former Board of Administration that there would be no realistic availability for many years until the completion of refuse disposal and stone extraction. This left La Grande Mare and La Ramee fairly equally balanced in the further evaluation. La Ramee only had one adverse development aspect, namely that the site is crossed by a minor road, Pont Vaillant Lane, and it was favoured by La Société because of greater landscape and nature conservation significance at La Grande Mare and by the former Island Development Committee because of its zoning in the then current detailed development plan. However, in economic terms it would involve using 5 vinery sites regarded as containing modern glass and significant horticultural production as well as an important agricultural holding but it is in close proximity to St Peter Port and therefore thought more likely to support an additional new hotel. What finally tipped the scales in favour of La Grande Mare was the willingness of the main land-owner and developer of the Grand Mare Hotel to seek to provide La Grande Mare course without requiring States funding. Within that area of search there were just this one major land-owner and 20 other land-owners but at La Ramee there are 3 main land-owners and 18 lesser land-owners. Accordingly, the States resolved on consideration of the report from the former Recreation Committee on 30th July 1992 to instruct preparation of a revision to the draft Rural Area Plan (Phase 1) to designate the area at La Grande Mare as the site for the Island's second 18-hole golf club.
- 6.40 After consideration of the Inspector's initial report on the golf club designation revision and subsequently on the RAP Phase 1 as a whole, the Grande Mare proposals were dully endorsed and, having agreed an appropriate phasing approach, the La Ramee references and designation were removed from the plan as a further reservation was no longer required. This decision was finally taken on 27th October 1994 (Billet d'État XVIII 1994).
- 6.41 The position is that 10 years later there is again an unsatisfied demand for golf both for residents and visitors. The statistics are set out in paragraph 6.25 above on the basis of information from the Guernsey Golfing Union, supporters of the La Ramee proposal (1237) and self-evidently justify the provision of 3 18-hole golf courses. In a letter of support from the Minister for Culture and Leisure, Deputy Peter Sirrett dated 11 July 2004, he states that given the past studies, "the Culture & Leisure Department acknowledges that it is extremely unlikely that there would be any opportunities for developing another golf course in Guernsey other than on the site at La Ramee" (see also 1260 above). Deputy John Gollop (1225) also indicated his support both for a public golf course and its potential tourism role.
- 6.42 Advocate Ferbrache drew attention to Strategic Objective 7 "To encourage the provision of opportunities for leisure and the development of community facilities which are easily accessible to all" and to Strategic Policy SP30 of the 2003 Strategic Land Use Plan: "The States will seek a strategic approach to the provision of social, recreational and community facilities by assessing needs (including social needs) and local demand (including latent demand). The Detailed Development Plans will make provision for the protection, enhancement and new development of such facilities." He argued that to facilitate the development of an additional 18-hole golf course at La Ramee would be consistent with this strategic objective and strategic policy yet Policy RS4 as it stands would not enable this to be

achieved. Even with the deletion of RS4 b) iv), problems would remain with RS4 b) i) in relation to the effect on agricultural holdings and in relation to Policy RS4 b) ii) as there would inevitably be a significant effect on landscape whether regarded as beneficial or otherwise. He tendered an amended version of Policy RS4. However, I do not consider that this could be generally acceptable way forward as I indicated in response to general objections from a golfing perspective in paragraph 6.28, as it would remove almost all constraints on new recreational development of any kind. However, if the case for reinstating an area of search at La Grande Mare and a related policy specifically addressing the development of golf courses is accepted, it was suggested that similar action could be taken in respect of La Ramee.

- 6.43 In terms of deliverability, the representors are two of the most significant land-owners within the 154 acres included in the representation site which would be the area of search. Two other further representors with land holdings in the area have indicated their support, Mr N Higgs (656) and Mrs J M Jorgansen (391) and the farmer, Mr A J Le Patourel (on behalf of A J Le Patourel & Sons) who have the largest land-holding, indicated by letter of 11th August 2004 that the company has no objection to their land being zoned as a golf site and indeed, although the company will continue to use the land for farming for the currently foreseeable future, it is happy for a golf course zoning to keep its options open.
- 6.44 As for other further representors some merely sought further information, particularly in relation to the likely clubhouse location or sought to safeguard particular features like a douit (384, 395, 396 and 856). Seven representors are specifically opposed to the proposal, namely Mr & Mrs Charman (379) in relation to concerns over topography and drainage, nature conservation, possible loss of dwellings and loss of agricultural land, the last point also being of concern to the former Agricultural & Countryside Board (651 – see paragraph 6.48-6.49) and the National Trust of Guernsey (618). The latter, while expressing concerns over the need to protect the landscape and wildlife and secure clearance of dereliction by other means, also expressed the view that agriculture should take priority over provision of a third golf course. Finally, Mrs Buckley, Mr & Mrs Priaulx and Mr Harrison (404, 709, 1320) are primarily concerned in relation to traffic, particularly in respect of Pont Vaillant Lane and there are also some neighbourliness concerns, for example as raised by Mr & Mrs Ozanne (584). They are concerned over the inclusion of part their garden land, fearing that this is indicative of an intended access point to Pont Vaillant Lane and also express concern over possible wayward golf shots. Mr Harrison also questions the need for a third golf course to have priority over agriculture and suggests there are other recreational priorities.
- 6.45 On the traffic concerns it was stressed for the representors that the layout would ensure that no hole crosses Pont Vaillant Lane and that current thinking is that the start and finish (and thus club-house and parking) would be close to the Longcamps Tennis Centre with access from that road or Route de la Ramee.
- 6.46 The approach of the Environment Department was that in the absence of a specific instruction from the States it would be premature to contemplate designating an area of search for a third golf course. Should such an instruction be given, a new survey of options could be undertaken rather than relying on 14 year old appraisals and an amendment proposed to the RAP Review in the light of such a review. The representors and some other

supporters regarded such an approach to be a cause of unnecessary delay as the earlier study had clearly identified that the two overwhelmingly superior options were La Grand Mare now part completed and La Ramee. No site not previously considered had been raised at the Inquiry and none were likely to be as land on a scale suitable for a golf course is not created. While there might be some minor adjustments in weightings for different sites with the passage of time, as La Grand Mare and La Ramee stood out so far beyond others in the previous consideration, to carry out a further study would be wholly unnecessary.

- 6.47 The support from the Culture and Leisure Department is indicated above at paragraph 6.41. As for the Department of Commerce & Employment, as a comprehensive approach had yet to be determined the constituent parts of the Department made comments. From a tourism perspective Mr Ian Sheppard indicated that the need for a third 18-hole golf course is accepted and that La Ramee is regarded as the only effective site. The ability to market golfing breaks would be of considerable benefit to the tourist economy, particularly in the shoulder months. La Ramee would provide a contrast to the links course at L'Ancrese and the other coastal resort course at La Grande Mare by enabling creation of a parkland setting.
- 6.48 From an agricultural perspective, Dr Andrew Casebow indicated that the loss of the Le Patourel dairy farm would be a serious loss to the dairy sector as the farm is one of the largest and most compact on the Island. Almost all the land is Grade 3a or Grade 3b though it does not have as long a growing season as land on the cliff-tops as it is not particularly well-drained though adequate for grazing. The aim for dairying is to maintain self-sufficiency on the Island but without intensification in order to avoid nitrate problems. Thus, while the desired 8 million litres of milk could probably be achieved from the remainder of the 20 or so dairy farms, loss of such a consolidated holding should only be contemplated for an exceptional need. Locationally, the Le Patourel Farm is the most significant farm in the North East of the Island and it would be strategically important to seek to ensure that there is a modern farmstead available to serve the remaining agricultural land at this end of the Island.
- 6.49 He suggested that preferable location for a third 18-hole golf course would be at Fort Le Marchant/Chouet headland while conceding that Pleinmont would have no advantage from an agricultural point of view. The Culture and Leisure Department & Sports Commission opposed the Fort Le Marchant/Chouet options as that would displace the only rifle range in the Island as well as a pistol range and model aircraft flying area. They also doubted whether having regard to common rights it would be possible to add more than an additional 9-holes in the L'Ancrese area and, even if achieved, such location would do little to remove pressures on that area or provide variety. To overcome current problems, for example in relation to the highways across the area, it might be necessary to utilise the current practice area simply to maintain the current 18 holes.
- 6.50 Finally, with regard to the horticultural sector, while it was true that there are still horticultural holdings within the La Ramee area that would be regarded as containing "modern glass", little investment had taken place since the previous consideration of La Ramee and with changes that have occurred in the industry, it would be difficult to argue that loss of some of these holding would have a crucial impact on the horticultural sector.

- 6.51 From what I heard at the Inquiry, I have little doubt that if there is to be a third 18-hole golf course on the Island then La Ramee is the most appropriate if not the only realistic option in currently foreseeable circumstances. It would certainly appear to be as sustainable a location as possible for a golf course given its location on edge of St Peter Port, the largest centre of resident population and centre for both leisure and business visitors, particularly outside the peak season. Consequently, I have considerable scepticism that a further study of options would serve any useful purpose. Nevertheless, I have sympathy with the stance of the Environment Department that it would be premature to make a binding commitment to a third course, whether at La Ramee or elsewhere until the States formally resolve that such provision is regarded as a priority.
- 6.52 At La Ramee there would be some adverse effect on the agricultural and horticultural sectors, though with regard to the former, I am not convinced that there would be any realistic alternative that did not involve a significant effect on agriculture. From what I saw at L'Ancrese, Fort le Marchant, Chouet headland and Mont Cuet, I am not convinced that there would be a workable option in the short-term at least in that locality. Certainly, any short-term consideration at that location would mean an immediate setting aside of stone-working and refuse-disposal options. Obviously, it would be desirable if the necessary acreage could be selected out of the area canvassed in Representation No 130 in a way that would leave a workable grazing area around La Ramee farmstead so that it might be able to continue to be the base for use of agricultural land in the North-East of the Island. Ideally too, if at least some of the best grass could be retained, though both objectives may not be realisable given the relatively limited margin of the total area of search over and above the minimum requirements for a 7200 yard course or even one as long as L'Ancrese.
- 6.53 Of the concerns of the further representors that are opposed on grounds other than the loss of agricultural land, there would no doubt have to be a Traffic Impact Assessment of any detailed proposal (see Annex 6) which ought to be able to resolve any problems. Such issues would also be safeguarded by application of Policy RGEN7. Previous studies have found limited ecological interest in the area but again there would probably have to be an Environmental Impact Assessment of any detailed proposal (see Annex 5) and Policy RGEN3 would provide a safeguard. Neighbourliness would be safeguarded by Policy RGEN11 and drainage issues by Policy RGEN12, though previous studies found these far less of a problem at La Ramee than at La Grande Mare.
- 6.54 The key point for me is that to designate an area of search and apply a comparable policy to that recommended to facilitate the completion of La Grande Mare course, would not be making a binding commitment, but simply indicating that should a third 18-hole golf course be sanctioned by the States then the area in which the appropriate land would be assembled has been indicated. As no compulsory purchase powers would be implied it would remain a matter for negotiation between the representors (or any subsequent promoters), their supporters and the Le Patourel farming company (who are supportive of zoning for a golf course but undecided whether they would take part in its realisation) whether a proposal would go forward. It seems to me that is a comparable situation as would exist with regard to many of the other allocations, safeguarding areas or areas of search. I recommend accordingly in the belief that such would be in accordance with Strategic Objective 7 and Strategic Policy 30.

- 6.55 There was some doubt at the Inquiry as to the area intended to be included in an area of search as some changes were put forward to reduce the area after the initial submission of the representation. For consistency with La Grande Mare area of Search, residential curtilages should be omitted as it would not generally be expected that residential land would be taken into a golf course. This ought to further re-assure some of the further representors. Subject to that further exclusion, it would seem that the area ought to be that shown on the plan dated 8 October 2003, though as possible cooperation with the Longcamps Tennis Centre was alluded to, the boundary ought to include the whole of the withdrawn representation site No 18, as the plans attached to this representation cut across that site. Very limited additional changes would be required to the recommended supporting text for new paragraph 6.5 and new Policy RS5 to cover La Ramee as well as La Grande Mare.

Recommendation

- 6.56 I recommend that an additional final sub-paragraph be added at the end recommended new paragraph 6.5 as follows: **“Should the States endorse the provision of a third 18-hole golf course a further area of search of about 150 acres is shown on the Proposals Map at La Ramee within which such a course could be devised.”.**

The area of search shown on the Proposals Map should be that shown on the amended plan dated 8 October 2003 for Representation No130, less any land included within authorised residential curtilages, but including the whole of the land included within representation No 18 as this overlapped the boundary of representation No 130.

- 6.57 I further recommend that the first sentence of recommended new Policy RS5 be modified by insertion of additional words to read as follows:

“Policy RS5

Areas of land at La Grande Mare and La Ramee have been defined as areas of search within which proposals for 18-hole golf courses will be considered.”.

Essential development (7.1 Policy RD1) and Small-scale infrastructure provision (7.2 Policy RD2)

Representations: 144 LHB Management Company Ltd; 208 Guernsey Chamber of Commerce; 225 Deputy Dr D DeG De Lisle; 921 Mr R J W Fox; 1208 Guernsey International Business Association; 1285 Mr & Mrs R J Tee; 1544 Mr & Mrs J D Locke

Issue:

- *Whether the policies would provide adequate control over refuse disposal*
- *Whether there is a need to make specific provision for uses within quarries*
- *Whether the policies adequately address concerns over telecommunications development*
- *Whether the plan deals adequately with the need to undertake works at either end of the runway at Guernsey Airport including possible extensions to its length*

Conclusions

- 7.1 A number of general concerns have been raised concerning the operation of these policies in addition to specific issues concerning telecommunications development and operational development in relation to Guernsey Airport. I address the general matters first.
- 7.2 LHB Management (144) are particularly concerned as to whether Policy RD1 would impose any limitations on the manner in which refuse disposal is undertaken as they own a dwelling adjacent to the Mont Cuet landfill site. They are concerned at the height of the re-contoured land. The Environment Department indicated that in addition to the caveats contained within Policy RD1, any essential development would be expected to comply with any relevant General and Conservation & Enhancement Policies. Thus, provided that States development is either made subject to planning control or carried out as if it were, then there would be safeguards against unneighbourly development or development that did not respect the landscape. I addressed the specific issue of States development in Chapter one but as far as the policy that ought to be applied, I do consider that any changes are required to address these concerns. It would however be as well to clarify in the text that all relevant General and Conservation & Enhancement policies would need to be complied with.
- 7.3 Mr Fox (921) raised the need for a specific designation to address former quarry sites as these are used for a variety of purposes including refuse disposal, water storage, shellfish farming and various commercial and recreational purposes and a special designation might provide for flexibility in recognition that the original quarrying was a commercial activity. The Environment Department pointed out that the policy-based approach of the plan would not favour unnecessary site specific designations. They suggested that policies such as RE7 or RS4 would cover some potential uses, fish-farming would be considered a form of agriculture while other uses such as water storage or refuse disposal would be covered by Policy RD1, as might stone-quarrying itself in the absence of any other policy provision. I am satisfied that there is adequate policy guidance for the range of uses that might reasonably be anticipated within former quarry areas within the RAP area.

Telecommunications development

- 7.4 Mr & Mrs Tee and Mr & Mrs Locke (1285 & 1544) raised concerns over particular proposals for telecommunications development. While it is not part of my remit to review past development control decisions or involve myself in current applications as those will be considered in relation to the adopted RAP Phases 1 & 2, their representations highlighted a potential confusion in the plan in so far as the only reference to telecommunications development is under Policy RD2 on small-scale development. The Environment Department indicated that the provision of new telecommunications masts to serve either second or third generation mobile phone networks or similar purposes would be considered under the provisions of Policy RD1 and accepted that it would be valuable to clarify the applicability of the two policies. They pointed out that the recent applications for additional masts arose from the development of the Wave Network, which because it uses higher frequencies than Cable & Wireless, requires a greater number of masts to provide coverage and that making provision for telecommunications development is in conformity with Strategic Policy SP23.
- 7.5 I consider that it would be useful for the suggested clarification to be included in the supporting text to both policies. Mr & Mrs Locke would have desired the relevant policy to have precluded additional masts in the RAP area, but clearly this would prevent network coverage. Recognising that the areas of search for new masts and the useable height ranges possible are often very limited given the frequencies used, the cellular nature of the networks with need both to cater for cell splitting where custom exceeds available channel capacity and to avoid interference with nearby cells utilising the same frequency, the provisions of Policy RD1 appear wholly satisfactory in relation to the visual aspects of such development and thereby in conformity with Strategic Policy SP23.
- 7.6 It is less clear that the policy or its text would provide much reassurance to those who have a perceived fear of health-risks, as mentioned by both the representors. The Environment Department explained that they take advice from the Board of Health on such matters, as more explicitly referred to in the Strategic Land Use Plan (paragraph 10.7.3). I assume that either as a matter of licence requirements laid on the operators by the States or simply because standard European equipment is likely to be used, the safety limits set by ICNIRP (the International Commission on Non-Ionising Radiation Protection) will be complied with in order to follow a precautionary approach, thereby meaning that such matters should not normally need to be considered further in the planning process. Although I make no formal recommendation on this point in the absence of any technical discussion at the Inquiry, I assume appropriate statements could be inserted in the supporting text comparable to those in Planning Policy Guidance PPG8 on the mainland (paragraphs 98-99 of that document refer) to accompany reference to the content of paragraph 10.7.3.

Recommendations

- 7.7 I recommend that paragraph 7.1 be modified by deleting the first sub-paragraph and amending the 2nd sub-paragraph by replacing “the general Plan objectives, even though they may conflict with other policies” by **“the primary objective of the Plan of conserving and enhancing the rural environment even if they may conflict with**

certain specific policies. All relevant General and Conservation & Enhancement Policies will be complied as far as possible.” and adding at the end of that sub-paragraph: **“For the avoidance of doubt, proposals for new telecommunications masts will be subject to this Policy RD1.”**

- 7.8 I further recommend that paragraph 7.2 be modified by inserting **“such as affixing additional or replacement antennas on existing structures”** after “small-scale telecommunications equipment”.

Operational Development at Guernsey Airport

- 7.9 Guernsey Chamber of Commerce (208) and Guernsey International Business Association (1208) are both concerned to ensure that the plan makes provision for the extension of the runway at Guernsey Airport so that the airport can continue to serve the needs of the Island’s people and businesses. Conversely, Deputy De Lisle (225) is concerned that Policy RD1 might be used to justify the acquisition of land around the airport that has already been taking place and the kinds of unsympathetic roadworks which have occurred where roads have been realigned to provide for requisite safety clearances. He feared that Policy RD1 might sanction an extension of the runway on such areas.
- 7.10 Paragraph 5.14 contains the plain statement that “Large-scale proposals that provide or support essential infrastructure related to the operation of the airport will be considered under Policy RD1.”. However, when pressed by the Chamber and Association, the Environment Department suggested that actual runway extensions would fall outside the scope of Policy RD1 and require a formal amendment of the Plan as referred to as a possibility in the final sub-paragraph of paragraph 7.1.
- 7.11 The Chamber of Commerce and the Association strongly argued that this plan should make provision for necessary airport development to ensure that there could be no hindrance to future public transport operations, as these are not only of great importance to residents but vital for both the key financial services sector and tourism. It was explained that the airport currently operates on dispensations from the UK Civil Aviation Authority (CAA) in so far as there is no runway stop end at one end of the runway and neither end has the recommended Runway End Safety Area (RESA) appropriately graded away from the runway as required by CAP 168 “Licensing of Aerodromes” [Safety Regulation Group CAA]. At any time to renew the airport licence, the CAA could require such provision to be made, though it was understood that it was not currently pressing the position both because of the nature of the aircraft in use and sectors operated and the expectation that the runway would require re-surfacing within the next 2 years, that being the appropriate time to undertake such works and the re-alignment of the western end of the taxiway where it is currently closer than recommended to the runway.
- 7.12 The key issue to be addressed is that when the runway comes to be re-surfaced to ensure that it remains of sufficient strength to take the aircraft in current use, it would also be the time when it would be most economical to undertake any extension. A figure of £6 million was quoted at the Inquiry as the extra over cost for the works to lengthen the runway in accordance with the plans produced by BAe Systems if undertaken at the same time as the runway re-surfacing. That runway re-surfacing is unavoidable in the short-term. Clearly, if the runway resurfacing and strengthening works were undertaken without extending the runway at the same time and appropriate stop ends and RESAs

were provided at both ends in accordance with CAA licensing guidelines, then not only would any subsequent cost for extending the runway be increased but a significant extent of abortive work would have been undertaken.

- 7.13 The Environment Department indicated that they considered that the re-surfacing/strengthening works and provision of stop ends and RESAs would fall within the terms of Policy RD1, but that any extension of the runway would not because of the reference to minor forms of physical infrastructure in the preamble to the chapter and because the States have deferred a decision on whether to support lengthening the runway.
- 7.14 The evidence placed before the Inquiry presented a compelling case on economic development and transport grounds to make provision for an extension of the airport runway up to a comparable length to that at Jersey or Southampton. This is not to pursue unrealistic expectations that larger aircraft might be catered for and so allow for longer new routes by major European carriers or the larger low-cost carriers as the local market is unlikely to sustain such operations, but simply to safeguard existing regional services and perhaps to enable restoration of some links that have been lost to other European financial centres or hub airports. At present while the Bombardier Dash 8-Q300/400, ATR72, BAe146 and Fokker F27/F50 aircraft operated on main routes can operate the relevant sectors without significant payload restrictions, the BAe146/RJ series jets and the F27/F50 aircraft are out of production and will require replacement in due course, as is the Fokker F70 jet. There is no jet aircraft of comparable size that has anything like the airfield performance of the BAe146/RJ series, a performance that incurs additional operating costs. None of the other jets operated by airlines that currently serve Southampton or Jersey and might otherwise serve Guernsey (Boeing 737, Airbus 319, Embraer 135/145) can operate from Guernsey's present runway without such severe payload range restrictions that would make use of such aircraft untenable on a regular basis. The Embraer 170 and particularly the Embraer 190 series have a better airfield performance, but still nowhere near as good as the BAe146/RJ series. Moreover, at the time of writing such aircraft have not been ordered by any of the current operators of routes to or from Guernsey or by other British Airlines, though Swiss Airlines have a number on order.
- 7.15 Thus, when FlyBe come to phase out their BAe146 fleet, it is possible that Guernsey could cease to be served by jets. The threat to medium-size turboprop operations is less obvious as the Dash 8 is in volume production, the Dash 8-400 fleet of FlyBe has only recently been delivered with more on order and orders are still being received for ATR72 aircraft. However, whether non-Guernsey based carriers would maintain fleets in the long-term to serve a particular airport, if other airports served do not require similar capabilities can only be a matter of conjecture. As London City airport serves a premium market, it cannot necessarily be assumed that aircraft operated specifically to serve that airport with its restricted approaches and other limitations would be provide the capacities currently available on the main Guernsey routes in an economic manner. Moreover, the future of Plymouth Airport, the only airport on the mainland with a shorter runway than Guernsey and appreciable public transport use, has been questioned because it is limited to Dash 8-300 operations. It may be significant that Meridiana, the main operator at Florence Airport, withdrew BAe146 aircraft from their fleet once its runway had been extended sufficiently to cater for aircraft not requiring special airfield performance and that FlyBe has announced introduction of Boeing 737 aircraft on certain

routes out of Birmingham in summer 2005 and transferred operation of their London City/IoM route to EuroManx using BAe RJ aircraft.

- 7.16 The BAe Systems Report of 27 January 2003 indicated the areas that would be involved were the runway to be extended by modest additions at either end to a length comparable to that of Jersey. Although in each case a road would require to be closed with consequent upgrading of other adjacent roads, it would not appear that any buildings occupied residentially or commercially would need to be removed to make way for the extensions together with appropriate stop ends and RESAs. Indeed a runway of 1717 metres with full RESAs could be accommodated within the constraints of further roads and buildings, though 1700 metres is all that is recommended to meet likely aircraft requirements. At the western end where the land falls gently away from the end of the runway, relatively modest reconfiguring of the land would be required. At the eastern end a valley cuts into the plateau and so a greater extent of re-modelling of farmland would be required. As remodelling of a significant portion of the relevant areas would in any event be required to provide RESAs within the CAP guidelines and appropriate stop ends, it would seem appropriate for the AHLQ designation to be removed from the relevant areas as they would no longer reflect intrinsic landscape characteristics. Deputy De L'Isle expressed concern over the way earlier road closures and re-alignments had been undertaken by the airport authority to provide CAA safety margins, but I cannot see why any new closures and consequential re-alignments and improvements could not be achieved satisfactorily with due consultation and attention to detail.
- 7.17 Whether any residential or commercial properties would require demolition in order to meet requisite safety margins, particularly in relation to the lateral transitional surfaces required along the length of the runway, would probably depend on the precise length of extension that might be added at each end. The properties that might be at risk appear on the edges of such safety margins and a marginal reduction in the length of extension proposed might provide sufficient clearance. Whether extensions could be devised at both ends to avoid any such demolitions and still produce a total length of extension that would provide a worthwhile increment in the available length and comparability to Jersey or Southampton would be a matter for detailed consideration and the BAe Systems Report indicates that some of the properties potentially affected are already in the ownership of the States. It may be possible therefore to avoid involving additional properties not already owned by the States at one end if not both.
- 7.18 Should a decision be made to pursue runway extensions an Environmental Impact Assessment (EIA) would be required in accordance with Annex 5 of the Plan. That would enable the Environment Department and the States fully to take account of all the implications that might be identified. However, on the basis of the evidence presented to me, based on the BAe study, I cannot see any reason why there need be substantial environmental consequences of carefully designed modest extensions within the areas identified at either end of the runway in the BAe study. The evidence on which I base my conclusions in respect of the airport was not presented by the Airport Authority but by other representors, but representatives of the Airport Authority were present and did not contest the accuracy of the matters laid before me from the BAe study, CAA guidelines or other relevant material.
- 7.19 Under the present Island Development Law, and perhaps even its replacement, given the narrow construction placed on development Plan policies under the conventions of the

Royal Court, should a runway extension be contemplated in the lifetime of the plan, as would seem a distinct possibility if it is not to be shelved for a lengthy period, then an amendment to the plan might have to be promoted with the prospect of a further public inquiry being required for administrative rather than substantive reasons. This would be a wasteful use of public resources when the maximum physical area which might be involved has already been defined.

- 7.20 Clearly I am not in a position to recommend whether a runway extension should go ahead as not only would that require consideration of the EIA referred to in the previous paragraph based on specific proposals, but also consideration by the States whether the actual financial cost can be borne regardless of any economic development or transport benefits. However, it is important that unnecessary administrative hurdles are not embedded in the development plan process. Consequently, I recommend that the relevant areas at either end of the runway are not only removed from AHLQ designation, but also identified as areas safeguarded for provision of appropriate runway stop ends, RESAs and possible runway extensions and an appropriate supporting Policy RD1A be inserted into the plan.
- 7.21 Any subsequent change to the Public Safety Zones or the Airport Safeguarding Zone that might ultimately flow from a decision to implement extensions ought not to materially prejudice property owners or occupiers. As the outward displacement would be small, very few additional properties would be included and the extent of development permissible under other policies of the plan would be very limited in these areas irrespective of these zones related to the operation of the airport. At St Peters Rural Centre because the point at which the public Safety Zone splays out would be closer, slightly less of the centre would be subject to the specific restrictions of the Airport Public Safety Zone.

Recommendation

- 7.22 I recommend that paragraph 7.1 be modified by insertion of a new 4th sub-paragraph as follows: **“The Proposals Map indicates areas safeguarded for provision of Runway End Safety Areas, appropriate Runway Stop Ends and possible runway extensions at either end of the runway at Guernsey Airport.”**

The areas that would be safeguarded would be those indicated on the plans attached to Representation No 208 from the Chamber of Commerce (or variants to achieve minimum environmental impact within the larger areas shown on BAe Systems drawings AGL/02 and AGL/03) and the wider areas containing those safeguarded strips up to the surrounding highways should be deleted from AHLQ designation.

- 7.23 I further recommend that the plan be modified by the addition of a new **Policy RD1A** as follows:

“Policy RD1A – Areas safeguarded for operational development at Guernsey Airport”

“Within the areas shown on the Proposal Map no development will be permitted that would prejudice the provision of Runway End Safety Areas, Runway Stop Ends and possible extensions to the runway at Guernsey Airport.”

ANNEX A

Numerical list of representations and further representations showing the date heard at the Inquiry, the date relevant sites were visited and indexing against which policies the representations are addressed

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1	Mr T E Isabelle	Representation	Further Representation 680	Proposal to build one dwelling on field adjacent to Andorra, Pont Vaillant, St Sampson	St Sampson	Policy RH1/RH2 (Page 244)	RH1	Map G08	6-Jul-04	USV	30-Jul-04	X
2	Mr K Opie	Representation	Further Representations 699, 1216	Proposal for residential development or further commercial development at Braye Vineries, Route Militaire, Vale	Vale	Policy RH1/RH2 (Page 307) Policy RE7/RE9 (Page 386)	RH1 RH2(b) RCE6 RCE14 RE2 RE7 RE9 RE10	Map E09	8-Jun-04	ASV	20-Jul-04	X
3	St Martin's Country Hotel - Channel Hotels and Leisure Ltd	Representation	Further Representations 791, 837, 867, 1125, 1192, 1196,	Proposal to change the IDC's proposed designation of "Area of High Landscape Quality" for the St Martin's Country Hotel site at Les Merriennes, St Martin to "Non-designated Area" to allow development - with specific reference to Policies RH1 (New housing), RH2 (Social Housing), RE12 (Rationalisation of Visitor Accommodation)	St Martin	Policy RE12 (Page 393)	RH1 RH2 RE12	Map J08	20-Apr-04	USV	30-Jul-04	X
4	Deputy P Roffey	Representation		Proposal that Policy RH2 (Social Housing) is too restrictive because it states that new social housing must be within or adjacent to States controlled housing		Policy RH2 (Page 99)	RH2 b		24-Feb-04			
5	Deputy P Roffey	Representation	Further Representation 1284	Proposal that the Dower Units referred to in Policy RH5 (Dower units) should not require shared facilities (e.g. kitchen, shower) with the main house because this stops the elderly being independent		Policy RH5 (Page 350)	RH5		24-Feb-04			
6	Mrs C Polli	Representation	Further Representation 901	Proposal that residential development should be allowed in areas of existing dwellings where there would be minimal impact. Field known as Le Hurel Martel at corner of Rue du Hamel/Rue des Hurlaux, St Saviour	St Saviour	Policy RH1/RH2 (Page 253)	RH1 RH2	Map H05	20-Apr-04	USV	23-Aug-04	X
7	Mr D K & Mr P J English	Representation	Further Representations 648, 800, 884	Proposal to construct a number of small workshops on field at rear of La Cache Farm, Rue de la Cache, Pleinheuma, Vale	Vale	Policy RE7/RE9 (Page 382)	RE7 RE10 RCE14	Map E08	27-Apr-04	ASV	20-Jul-04	X
8	Mr S C Chapple	Representation		Objection to the proposed designation of "Area of High Landscape Quality" at Westbourne Vinery, Le Bordage/La Vieille Rue, St Sampson	St Sampson	Policy RH1/RH2 (Page 220)	RH1 RH2	Map F09	2-Mar-04	USV	25-Aug-04	X
9	Terland Ltd / GBG Ltd	Representation		Proposal for residential development at the former Bird Gardens, La Villaze, St Andrew	St Andrew	Policy RH1/RH2 (Page 160)	RH1 RH2 RCE13 RCE14 J07	Map J06	22-Apr-04	ASV	21-Jul-04	X
10	Mrs P J Duquemin	Representation	Further Representations 1033, 1493, 1503, 1506	Proposal for residential development - believes that permission should be granted for a house at a derelict vinery - Courtil a Meches Vinery, Rue des Crabbes, St Saviour	St Saviour	Policy RH1/RH2 (Page 255)	RH1 RGEN3 RGEN5 RGEN7 RGEN11 RGEN12 RCE5	Map H05	2-Jun-04	USV	21-Jul-04	X
11	Mrs S James	Representation	Further Representation 1156	Proposal for residential development at Hougues Mague Vinery, Hougues Magues Lane, St Sampson	St Sampson	Policy RH1/RH2 (Page 219)	RH1	Map F09	27-May-04	USV	25-Aug-04	X
12	Mr A Ozanne	Representation		WITHDRAWN 04/06/2004. Would like to determine the exact restrictions that the airport safety zone has on development. Site at Chemin Le Roi, Forest	Forest			Map K07	WITHDRAWN 4-Jun-04			
13	Mr & Mrs A J Laine	Representation	Further Representations 567, 719, 730, 738	Proposal for residential development at Spranza Vinery, Oberlands, St Martin. Also objects to the site being classed as a "Non-designated Area"	St Martin	Policy RH1/RH2 (Page 180)	RH1 RH2 RCE14	Map J08	9-Jun-04	USV	21-Jul-04	X
14	Mr & Mrs A Martel and Mr & Mrs B Martel	Representation	Further Representation 984	Proposal for residential development on derelict vinery off Camp du Roi, St Sampson near at the rear of Hautes Capelles Primary School	St Sampson	Policy RH1/RH2 (Page 206)	RH2 RCE8	Map F08	27-May-04	ASV	27-Jul-04	X
15	Mr & Mrs A Martel and Mr & Mrs B Martel	Representation	Further Representation 1135	Proposal to build a dwelling on vinery site at the corner of Camp du Roi / Les Annevilles, St Sampson	St Sampson	Policy RH1/RH2 (Page 210)	RH1	Map F08	27-May-04	ASV	27-Jul-04	X
16	Mr & Mrs A Martel	Representation		Proposal to build a cottage/barn close to Saete Place, Camp du Roi, St Sampson for rent or use in the tourist industry.	St Sampson	Policy RH1/RH2 (Page 206)	RH1	Map F08	26-Feb-04	USV	27-Jul-04	X
17	Mr & Mrs A Powner	Representation	Further Representation 808	Proposal that where draft plan allows the conversion of a building, it should also permit its demolition and replacement with a new dwelling. Reference to Chouet Tea Rooms, Mont Cuet Road, Chouet, Vale	Vale	Policy RH1/RH2 (Page 317)	RH1 RH3 RCE13 RCE14	Map D09	29-Apr-04	USV	10-May-04	X
18	Mr M Watt	Representation		WITHDRAWN 11/12/2003 Interpretation of policies which affect the future development of Longcamps Tennis Centre, Route des Long Camps, St Sampson	St Sampson			Map F08 G08	WITHDRAWN 11-Dec-04		30-Jul-04	X
19	Mr G Winn	Representation	Further Representation 745	WITHDRAWN 30/04/04 Proposed designation and recognition of vinery's commercial significance at Sandpiper Vinery (Plaisance Vinery) Plaisance, St Pierre du Bois	St Pierre du Bois			Map K05 K06	WITHDRAWN 23-Oct-03			
20	Mr T W Rowe & Mrs P Jelly	Representation	Further Representations 888, 1003, 1048, 1187, 1250, 1458 (1242 WITHDRAWN)	Proposal for residential development on land at Hautgard, Rue Sauvage, St Sampson	St Sampson	Policy RH1/RH2 (Page 213)	RH1	Map F08	11-May-04	USV	24-Aug-04	X
21	Mr R M Benjamin	Representation	Further Representations 393, 428, 429, 571, 586, 591, 601, 602, 604, 617, 646, 741, 749, 754, 1315, 1331, 1356, 1414, 1465, (1298 WITHDRAWN).	Proposal to designate a large area of land at Bordeaux, Vale as an "Area of High Landscape Quality"	Vale	Policy RCE1 (Page 46)	RCE3	Map E10/E11	11-Mar-04 & 21-Apr-04	USV	09-Mar-04	X
22	Mr & Mrs R C Johns	Representation		Proposal to build dwelling on field at the rear of Courtil des Tuzees and Avranches, Les Eturs, Castel	Castel	Policy RH1/RH2 (Page 108)	RH1	Map H07	26-Feb-04	USV	24-Aug-04	X
23	Idlerocks Hotel (1975) Limited	Representation		Proposal that change of use from visitor accommodation to residential should follow the same principles as conversion of buildings to residential use. Reference to Idlerocks Hotel, Jerbourg, St Martin	St Martin	Policy RE12 (Page 393)	RH1 RH3 RE12 RCE13 RCE14	Map L09	26-Feb-04	ASV	28-Jul-04	X
24	Mr & Mrs W J Tostevin	Representation		Proposal for residential development (two plots or full development) at Border Vinery, Rue des Fosses, Forest	Forest	Policy RH1/RH2 (Page 147)	RH1	Map K06	26-Feb-04	USV	26-Jul-04	X

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
25	The Guernsey Clematis Nursery Limited	Representation		Concern about the designation of half the site of glasshouses at Braye Vineries, Route Militaire, Vale as an "Area of High Landscape Quality" if that that might restrict future re-development of the glasshouses to grow clematis plants	Vale	Policy RCE3 (Page 63) Policy RE2/RE3 (Page 359)	RE2 RE3 RCE3	Map E09	27-Apr-04	ASV	20-Jul-04	X
26	Mrs J Le Sauvage	Representation		Concern about the deletion of large areas previously known as "Conservation Areas" in Rural Area Plan (Phase 1) & Rural Area Plan (Phase 2). Also questioned the criteria used for the designation of Conservation Areas in the draft plan.		Policy RCE10 (Page 70)	RCE12 and general introduction (pages 4 5 6)		18-Feb-04			
27	Mr S Ogier	Representation		WITHDRAWN 23/10/03 (Site was not in the Rural Area)	St Sampson			Map F09	WITHDRAWN 23-Oct-03			
28	Mr S Ogier	Representation		WITHDRAWN 23/10/03 (Site was not in the Rural Area)	St Sampson			Map F09	WITHDRAWN 23-Oct-03			
29	Mr D J Mudge	Representation	Further Representations 903, 993, 1064, 1248	Proposal for residential development on field and part of the curtilage at Belle Vue, Rue de la Boullerie, St Andrew	St Andrew	Policy RH1/RH2 (Page 156)	RH1	Map J07	8-Jun-04	USV	28-Jul-04	X
30	Mr D J Mudge	Representation	Further Representations 771, 772, 1249, 1301	Proposal to build a new dwelling on site of an ex-packing station. Site at the rear of Belle Vue (accessed via St Andrew's Road near to the junction with Rue de la Boullerie, St Andrew).	St Andrew	Policy RH1/RH2 (Page 155)	RH1 RCE14	Map I07 J07 J08	8-Jun-04	USV	28-Jul-04	X
31	Mr D A Le Page	Representation		Proposal for residential development on a viney site (possibly combined with adjacent land see Representation 8). Site located between "Westbourne Vinery" and "Sedona" at Le Bordage, St Sampson.	St Sampson	Policy RH1/RH2 (Page 220)	RH1 RH2	Map F09	27-May-04	USV	25-Aug-04	X
32	Mr D A Le Page	Representation		WITHDRAWN 5/5/04 Future of the garden area to the north of the current property at Houmet Lane, Vale	Vale			Map E08 E09	WITHDRAWN 5-May-04			
33	Mr D A Le Page	Representation	Further Representations 886, 924, 1004, 1049, 1117, (1101 WITHDRAWN)	Proposal for residential development of land at rear of Caravelle, Les Saline Road, St Sampson	St Sampson	Policy RH1/RH2 (Page 232)	RH1	Map E08	11-May-04	USV	24-Aug-04	X
34	Oatlands Holdings Limited	Representation	Further Representations 677, 838, 976, 1359, 1483, 1497, 1547	Believes Policy RE4 (Retail Development) and RE13 (Demolition of buildings and features) are too restrictive for Oatlands Craft Centre, Les Gigands, St Sampson	St Sampson	Policy RE4 (Page 361)	RE4 RE13	Map E09	22-Apr-04	USV	10-May-04 & 26-May-04	X
35	Oatlands Holdings Limited	Representation	Further Representations 677, 838, 976, 1359, 1483, 1497, 1547, (1139 WITHDRAWN)	Proposal to change use of Oatlands Craft Centre, Les Gigands, St Sampson to a Medical Centre	St Sampson	Policy RCE14 (Page 85) Policy RS1 (Page 405)	RS1 RCE14	Map E09	22-Apr-04	USV	10-May-04 & 26-May-04	X
36	Oatlands Holdings Limited	Representation	Further Representations 677, 838, 976, 1359, 1483, 1497, 1547, (1139 WITHDRAWN)	Proposal to change use of Oatlands Craft Centre, Les Gigands, St Sampson to a Commerce Centre	St Sampson	Policy RCE14 (Page 85)	RCE14 RE9	Map E09	22-Apr-04	USV	10-May-04 & 26-May-04	X
37	Oatlands Holdings Limited	Representation	Further Representations 677, 838, 976, 1359, 1483, 1497, 1547, (1139 WITHDRAWN)	Proposal to change of use of Oatlands Craft Centre, Les Gigands, St Sampson to provide 13 units of accommodation with associated parking and landscaping	St Sampson	Policy RCE14 (Page 85)	RH3 RCE14	Map E09	22-Apr-04	USV	10-May-04 & 26-May-04	X
38	Mr F M Gauson	Representation	Further Representations 654, 731-737, 755, 756, 757, 786, 853, 855, 1313	WITHDRAWN 03/06/04 Proposal for residential development of approximately 8 units. Site at La Blanche Carriere Lane, Vale.	Vale			Map D10	WITHDRAWN 3-Jun-04			
39	Mrs H Carpentier	Representation		Would like to retain the possibility of extending the current dwelling or putting residential development behind Colyton, Sohier Road, Vale	Vale	Policy RH1/RH2 (Page 344)	RH1 RH6	Map E10	26-Feb-04	USV	26-Aug-04	X
40	Mrs J Le Sauvage	Representation		Concern about apparent conflict between the wording of Policy RCE12 (Design & local distinctiveness) and the aims of the Plan regarding our "Built Heritage"		Policy RCE10 (Page 84)	RCE12		18-Feb-04			
41	Mr & Mrs B Torode, Mr & Mrs L Higgins, Mr & Mrs S Brehaut	Representation	Further Representation 663	Proposal for residential development on a field at Les Grandes Rocques Road, Castel (behind Le Chalet and Riccadonna). Policy for conservation & enhancement is not practical.	Castel	Policy RH1/RH2 (Page 134)	RH1	Map F07	8-Jul-04	USV	24-Aug-04	X
42	Mr P Trebert	Representation		Proposal to demolish existing barn/store and replace with dwelling at Harton Grange, Rohais de Haut, St Andrew	St Andrew	Policy RH1/RH2 (Page 169)	RH1	Map H08	26-Feb-04	USV	30-Jul-04	X
43	Mr T Heyworth	Representation	Further Representations 1206 (643 WITHDRAWN)	Proposal for residential development at Montreux Vinery, Route de Houguets, Hougue Fouque, St Saviour	St Saviour	Policy RH1/RH2 (Page 273)	RH1 RH2 RCE5	Map J06 J07	10-Jun-04	USV	23-Aug-04	X
44	Mr D W Prout	Representation		Proposal to build a dwelling to replace packing shed at Broad Haven, La Claire Mare, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 199)	RH1	Map H04	2-Mar-04	USV	23-Aug-04	X
45	States of Guernsey Water Board	Representation		Requested clarification of policy with regard to the use of the site of St Andrew's Reservoir (known as Best's Quarry) off Route de St Andrew (Les Mauxmarquis), St Andrew - particularly regarding a field which is proposed to be an "Area of High Landscape Quality".	St Andrew	Policy RCE3 (Page 54)	RCE3 RD1	Map I08 J08	26-Feb-04	USV	28-Jul-04	X

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
46	Mr & Mrs J Webster	Representation		Proposal to develop rear (eastern end) of Les Pieux, Rue de Bouverie/Cobo Road, Castel to create two dwellings	Castel	Policy RH1/RH2 (Page 108)	RH1	Map F07	26-Feb-04	USV	24-Aug-04	X
47	Mr S Le Prevost	Representation	Further Representations 723, 801, 815, 923, 943, 1016, 1022, 1112, 1181, 1204, 1276, 1293, 1335 (1297 WITHDRAWN)	Request that land near Hougue Rot Quarry, La Passee, St Sampson be redesignated from "Area of High Landscape Quality" to "Non-designated Area". Proposal for residential development adjacent to Clos de Pecqueries.	St Sampson	Policy RH1/RH2 (Page 237)	RH1 RH2	Map E08	15-Jun-04	USV	27-Jul-04 & 28-Jul-04	X
48	Mr S Le Prevost	Representation	Further Representations 724, 802, 815, 923, 944, 1017, 1023, 1182, 1205, 1277, 1294, 1314, 1336, 1364, (1298 WITHDRAWN), (410 Site link)	Proposed various commercial/industrial uses (including storage) for the Hougue Rot Quarry, La Passee, St Sampson. The proposed policies are too restrictive to enable these uses. Proposal to make the area "Non-designated Area" rather than "Area of High Landscape Quality".	St Sampson	Policy RE7/RE9 (Page 377)	RGEN11 RE7 RE9	Map E08	15-Jun-04	USV	27-Jul-04	X
49	Mr S Le Prevost	Representation	Further Representations 692, 696, 697, 725, 782, 784, 804, 822, 827, 841, 945, 991, 1018, 1024, 1111, 1112, 1278, 1295, 1337, 1363, (1299 WITHDRAWN)	Proposal that two fields north of Les Prins Estate, Les Prins, Vale and Barras Clos, Barras Lane) be redesignated as "Non-designated Area" and that residential development be allowed.	Vale	Policy RH1/RH2 (Page 295)	RH1 RH2	Map E08	15-Jun-04	USV	28-Jul-04	X
50	Mr D T F Ozanne	Representation		Proposal to for a new dwelling at the rear of Le Menage D'Aval, Route de Pleinmont, Torteval	Torteval	Policy RH1/RH2 (Page 277)	RH1	Map K04	26-Feb-04	USV	21-Jul-04	X
51	Mr & Mrs L O'Brien	Representation	Further Representations 805, 821, 863, 1563	Proposal for a change of use of building from an industrial to residential at Les Ruettes, Rue de la Hougue, Castel	Castel	Policy RH1/RH2 (Page 120)	RH1 RE7	Map H06	27-Jul-04	USV	23-Aug-04	X
52	Mr J Bewey	Representation		Proposal for residential development on land at Hawthorn, Rue Colin, Vale	Vale	Policy RH1/RH2 (Page 298)	RH1	Map E08	20-Apr-04	USV	27-Jul-04	X
53	Mr D A & Mrs K M Barrett	Representation		Request for designation of an area of land bordering Route de Plaisance & Les Heches, St Pierre du Bois to be changed from a "Non-designated Area" to "Area of High Landscape Quality". Reference to Policy Annex 1 Page 82	St Pierre du Bois	Policy RCE1 (Page 41)	Pages 23 26 6 SP33 RE2 Section 2 & 3	Map K05 K06	4-May-04	USV	10-May-04	X
54	Mr A T Hobbs	Representation		Proposal for residential development of field/former vinery at corner of Camp du Roi/Les Abreuveurs, St Sampson	St Sampson	Policy RH1/RH2 (Page 208)	RH1	Map F08	3-Mar-04	USV	27-Jul-04	X
55	Mrs J Vining	Representation		Proposed residential development of vinery site adjacent to Malvern, Longue Rue, Vale.	Vale	Policy RH1/RH2 (Page 304)	RH1	Map F08	26-Feb-04	USV	30-Jul-04	X
56	Mr B A Cripps	Representation		Proposed residential infill development on land at rear of St Lucia, Le Chene, Forest.	Forest	Policy RH1/RH2 (Page 145)	RH1	Map F07	26-Feb-04	USV	21-Jul-04	X
57	Mrs J Le Sauvage	Representation		Clarification requested of Policy RH1(New housing) as to what defines a "one-for-one" replacement dwelling		Policy RH1 (Page 92)	RH1		24-Feb-04			
58	Mr & Mrs J Blicq	Representation		Proposal for residential development on land adjacent to Palm Cottage, Roseland Lane, La Haize, Vale	Vale	Policy RH1/RH2 (Page 342)	RH1	Map E10	26-Feb-04	USV	26-Aug-04	X
59	Mr D Brehaut	Representation	Further Representation 1209	Proposal for residential development of horticultural land at the rear of Avonmore, Rue Charruee, Vale (also accessed by Douit Lane)	Vale	Policy RH1/RH2 (Page 287)	RH1	Map F08 G08	7-Jul-04	USV	24-Aug-04	X
60	Mr & Mrs H J Le Tissier	Representation		Proposal for residential development on vinery site at corner of La Houquette Road and Rue De La Hougue, Castel	Castel	Policy RH1/RH2 (Page 122)	RH1	Map H06	2-Mar-04	USV	23-Aug-04	X
61	Mr J Lihou	Representation	Further Representation 1319	Proposal for residential unit on field in between Dhiffushi & Sundra, Vazon Coast Road, Castel	Castel	Policy RH1/RH2 (Page 124)	RH1	Map G06 H06	3-Mar-04	USV	10-May-04	X
62	Mr P Domaille	Representation	Further Representations 1188,1243,	Proposal for residential development on land adjacent to Shepps Vinery, Les Basses Capelles, St Sampson	St Sampson	Policy RH1/RH2 (Page 215)	RH1 RGEN7	Map F08	11-May-04	USV	24-Aug-04	X
63	Mr R Domaille	Representation		Proposal for rebuilding of burnt down retail/wholesale outlet known as "Keyprice Wholesale Market" adjacent to Beauvoir, Petites Capelles, St Sampson	St Sampson	Policy RE4 (Page 361)	RE4 RE9	Map F09	26-Feb-04	USV	24-Aug-04	X
64	Island Development Ltd	Representation	Further Representations 568, 635, 649, 693, 711,	Proposal for residential development on field off Route des Blanchs, St Martin	St Martin	Policy RH1/RH2 (Page 172)	RH1 RH2	Map K09	25-May-04	USV	28-Jul-04	X
65	Island Development Ltd	Representation	Further Representations 619, 770, 939, 963	Proposal for residential development on land adjacent to Le Villocq Estate, Le Villocq, Castel	Castel	Policy RCE4 (Page 66) Policy RH1/RH2 (Page 135)	RH1 RH2	Map G07 G08	15-Jul-04	USV	30-Jul-04	X
66	Mr & Mrs J Pickles	Representation	Further Representations 290,298,402, 403, 406-409, 425, 434, 605, 611, 716, 718, 940, 950, 978, 988, 1095, 1228, 1373	General objection to all further residential development in the Clos Landais area of St Saviour. Reference to Policies RGEN7 (Safe & convenient access), RCE1 (Protecting open land & avoiding unnecessary development), RCE5 (Derelict land in the countryside), RH1 (New housing), RE2 (horticultural development)	St Saviour	Policy RH1/RH2 (Page 262)	RH1 RCE1 RCE5 RGEN7 RE2	Map I05	10-Jun-04	USV	29-Jul-04	X

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67	Kay Veron	Representation	Further Representations 869, 891, 959, 1071, 1072, 1084	WITHDRAWN Proposal for residential development on part or whole of Le Rocher Lane Vinery, Le Rocher Lane off Les Rouvets, Vale	Vale			Map F08	WITHDRAWN 2-Mar-04			
68	Mr & Mrs H Blanchard	Representation	Further Representation 1158	Proposal for residential development at Les Jardin des Ruettes, La Houquette, Castel	Castel	Policy RH1/RH2 (Page 122)	RH1	Map H06	2-Mar-04	USV	23-Aug-04	X
69	Bigard Ltd	Representation		Proposal for residential development at Le Petit Bigard, Rue du Manoir, Forest	Forest	Policy RH1/RH2 (Page 152)	RH1	Map K06 L06	3-Mar-04	USV	22-Jul-04	X
70	Mrs J Le Sauvage	Representation	Further Representations 792, 833, 1126	Requesting confirmation that residential development will not be allowed in the "Non-designated Areas" of the draft Plan. Example cited - fields in Les Merriennes, St Martin opposite St Martin's Country Hotel.	St Martin	Policy RCE1 (Page 40)		Map J08	17-Feb-04	USV	30-Jul-04	X
71	Mr & Mrs S Le Goupillot	Representation		WITHDRAWN 25/11/03 Proposal for residential development on land at La Maraive, Vale	Vale			Map D10	WITHDRAWN 25-Nov-04			
72	Deputy & Mrs A H Brouard	Representation	Further Representations 904, 931, 1317	Believes that Policy RH1(New housing) is too restrictive and proposes that site at Le Menage, Rue des Cariaux / Rue de L'Eclat, St Pierre du Bois does not fit the criteria for "Area of High Landscape Quality" and should be a "Non-designated Area"	St Pierre du Bois	Policy RH1/RH2 (Page 189)	RH1 RH5 RCE1 RGEN3	Map J05	13-May-04	USV	29-Jul-04	X
73	Mr J D Vaudin	Representation		Proposal for residential development between the properties known as Le Rougetel & 2 Les Croutes Cottages, Rue des Croutes, St Martin	St Martin	Policy RH1/RH2 (Page 182)	RH1	Map K08	20-Apr-04	USV	13-May-04	X
74	Mr M Le Prevost	Representation		Proposal for residential development at Le Marais, Route de la Perelle, St Saviour	St Saviour	Policy RH1/RH2 (Page 257)	RH1	Map H05	2-Mar-04	ASV	21-Jul-04	X
75	Mrs M Travers	Representation	Further Representations 1435, 1520, (650 WITHDRAWN)	Proposal to change use of an area of scrubland for car-parking at Ruettes Brayes/St Peter's Valley, St Peter Port	St Peter Port	Policy RCE5 (Page 71)	RCE5	Map I09	15-Jul-04	USV	28-Jul-04	X
76	Mr T Guilbert	Representation		Proposal that site at Les Pres, Maison au Compte Road, Vale should be "Non-designated Area" rather than an "Area of High Landscape Quality" and would like residential development on the site.	Vale	Policy RH1/RH2 (Page 340)	RH1	Map E10	2-Mar-04	USV	26-Aug-04	X
77	Mrs I Bennett	Representation	Further Representations 858, 881	Proposal for residential development on derelict land at Rue des Ardaines, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 190)	RH1	Map J04	5-May-04	USV	10-May-04	X
78	Mr & Mrs T R Duquemin	Representation		Proposal for residential development on land at rear of Westwinds, La Mare Road, Vazon, Castel	Castel	Policy RH1/RH2 (Page 126)	RH1	Map G06	2-Mar-04	USV	23-Aug-04	X
79	Mrs H Jenner-Arnold	Representation		Proposal to remove sheds and put residential development at Lowlands, Rue des Marais, L'Ancrese, Vale	Vale	Policy RH1/RH2 (Page 315)	RH1 RCE14	Map D10	5-May-04	USV	25-Aug-04	X
80	Mrs J McCathie	Representation		Proposal for new residential development on field at Rue Camp du Douit, St Saviour	St Saviour	Policy RH1/RH2 (Page 254)	RH1	Map H05	2-Mar-04	USV	21-Jul-04	X
81	Mr & Mrs T C Henry	Representation	Further Representations 1533, 1543	Proposal for residential development on two fields near La Mare Estate, off La Mare Road, Vazon, Castel	Castel	Policy RH1/RH2 (Page 128)	RH1	Map G06	2-Mar-04	USV	23-Aug-04	X
82	Mrs I L Belloeil	Representation		Proposal for residential development at Rue des Belles off Rue de la Porte, Kings Mills, Castel	Castel	Policy RH1/RH2 (Page 133)	RH1	Map H06	2-Mar-04	ASV	21-Jul-04	X
83	Mr & Mrs R W Hamden	Representation	Further Representations 954 (764 WITHDRAWN)	Proposal for residential development on land at Rue de Marais, L'Ancrese, Vale	Vale	Policy RH1/RH2 (Page 315)	RH1	Map D10	13-Jul-04	USV	25-Aug-04	X
84	Mr & Mrs Machon	Representation	Further Representation 1043	Proposal (Option A) for infill site for single dwelling on land at Stockton off Route des Pecquieries, St Sampson	St Sampson	Policy RH1/RH2 (Page 240)	RH1	Map E08	13-May-04	USV	28-Jul-04	X
85	Mr & Mrs Machon	Representation	Further Representation 1044	Proposal (Option B) - Proposed site for double garage by conversion & extension of existing shed on land at Stockton off Route des Pecquieries, St Sampson	St Sampson	Policy RCE6 (Page 73)	RH6 RCE6 RGEN11 RGEN7	Map E08	13-May-04	USV	28-Jul-04	X
86	Mr R C Ogier	Representation	Further Representation 1062	Proposal for residential development at Sandy Lane Vinery, L'Islet, St Sampson	St Sampson	Policy RH1/RH2 (Page 225)	RH1	Map E09	8-Jun-04	USV	26-Jul-04	X
87	Mr I McLaughlin	Representation	Further Representation 1080	WITHDRAWN 07/06/2004 Proposal for conversion of packing shed to a residential unit at Martina Lodge, Les Rouvets, Vale	Vale			Map F08	WITHDRAWN 7-Jun-04			
88	Mr & Mrs D J Tostevin	Representation	Further Representations 448, 455, 598, 687	Proposal for residential development at Deriskeni, Chemin le Roi, Forest	Forest	Policy RH1/RH2 (Page 146)	RH1 RCE14	Map K07	2-Jun-04	USV	03-Jun-04	X
89	Mr & Mrs D J Tostevin and Mrs N Tanguy	Representation	Further Representations 587, 589, 595, 596, 600, 607, 610, 641, 664, 701, 702, 717, 726, 955, 1178	Proposal for residential development on a field know as Les Rocquettes, Loriers Lane, Vale. Also disagrees with designation of land as an "Area of High Landscape Quality"	Vale	Policy RH1/RH2 (Page 332)	RH1(a) or site specific RCE14	Map E10	9-Jun-04	USV	26-Aug-04	X
90	Mr & Mrs K R Rouillard	Representation		Proposal for residential development on land at Rue des Fosses / Rue des Reines, Forest	Forest	Policy RH1/RH2 (Page 148)	RH1	Map K06	2-Mar-04	USV	26-Jul-04	X

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91	Deputy Ann Robilliard	Representation		Proposal to add flexibility in the Rural Area for some forms of residential development.		Policy RH1 (Page 92) Policy RH2 (Page 99) Policy RH3 (Page 349) Policy RH5 (Page 350) Policy RH6 (Page 352)	RH1 RH2 RH3 RH5 RH6		24-Feb-04			
92	Mr P E Chick	Representation		Proposal for residential development on vinery site at Eastleigh, Retot Lane, Albecq, Castel	Castel	Policy RH1/RH2 (Page 132)	RH1	Map G06	2-Mar-04	USV	23-Aug-04	X
93	Mr W J A & Mrs S A Farmer	Representation	Further Representations 947, 1001, 1345, 1361, (1323 WITHDRAWN)	Proposal to designate La Saudree Vinery, Rue a Chiens, St Sampson for 1) light industrial use or 2) sheltered housing or 3) residential development	St Sampson	Policy RH1/RH2 (Page 211) Policy RE7/RE9 (Page 379)	RCE5 RCE14 RH1 RH2 RE7 RE10	Map F08	4-May-04	USV	27-Jul-04	X
94	Garenne Investments Ltd	Representation	Further Representations 594, 762	Proposal for either development of existing industrial use or residential development at the Stone yard, off Rue du Presbytere, Castel	Castel	Policy RH1/RH2 (Page 141) Policy RE7/RE9 (Page 373)	RE7 RH1 RH2 SC54/55	Map H07	4-May-04	ASV	21-Jul-04	X
95	Mr J L Denzilo	Representation	Further Representations 1012, 1013, 1014, 1173	Proposal for residential development at Petit Champ, Route des Capelles, St Sampson	St Sampson	Policy RH1/RH2 (Page 218)	RH1 RH2 RCE1 RCE3 RCE5 NON-DESIGNATED SP31	Map F08 F09	9-Jun-04	USV	09-Jun-04	X
96	Mr H Lancaster	Representation		Believes that the proposed draft policies are too restrictive. specific reference to Policies RCE1 (Protecting open land & avoiding unnecessary development), RCE5 (Derelict land in the countryside), RH1 (New housing), RH2 (Social Housing), RH6 (Extensions & alterations to dwellings)		Policy RCE1 (Page 37) Policy RCE5 (Page 71) Policy RH1 (Page 92) Policy RH2 (Page 99)	Policies - Section 1.7 (Page 5) RCE1 RCE5 Section 4 (Page 35) RH1 RH2 RH6		6-May-04			
97	Les Houmets Ltd	Representation	Further Representation 721	Proposal for residential development on land at Les Houmets (adjacent to Aube House) off Route de Cobo, Castel	Castel	Policy RH1/RH2 (Page 113)	RH1 RH2 RCE3	Map G07	9-Jun-04	USV	24-Aug-04	X
98	Mr & Mrs V Zekavica	Representation	Further Representation 974	Proposal for residential development on land off Epinelle Road, St Sampson	St Sampson	Policy RH1/RH2 (Page 223)	RH1 RH2	Map F09	26-May-04	USV	25-Aug-04	X
99	Mr W R McKenna	Representation		Proposal for residential development on land at rear of Pompey Chimes, Longue Rue, St Sampson	St Sampson	Policy RH1/RH2 (Page 209)	RH1	Map F08	2-Mar-04	USV	30-Jul-04	X
100	N & C Batiste	Representation	Further Representations 684, 1105	Proposal for residential development of Longue Rue Vinery, Longue Rue, Vale for social housing incorporated with the States Housing Authority	Vale	Policy RH1/RH2 (Page 304)	RH2	Map F08 G08	6-Jul-04	USV	30-Jul-04	X
101	Courtill Renault Ltd	Representation		Proposal for residential development at Rue Maze, St Martin (site between 2 Clovelly Villas and Latchmere). The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Martin	Policy RH1/RH2 (Page 179)	RH1	Map J08	21-Apr-04	USV	28-Jul-04 & 29-Jul-04	X
102	Miss D Carey	Representation	Further Representation 662	Proposal for residential development at Midfield Vinery, Grandes Rocques, Castel. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	Castel	Policy RH1/RH2 (Page 134)	RH1	Map F07	21-Apr-04	USV	24-Aug-04	X
103	Mr & Mrs B H Corbin	Representation	Further Representations 585, 634, 728, 769, 928	Proposal for residential development on field at the rear of Chez Nous, Rue de la Mare, Castel. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	Castel	Policy RH1/RH2 (Page 129)	RH1	Map G06	21-Apr-04	USV	23-Aug-04	X
104	Mr & Mrs M D Crowther	Representation	Further Representation 975	Proposal for residential development at Chelmsford, Oatlands Lane, St Sampson. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Sampson	Policy RH1/RH2 (Page 223)	RH1	Map E09/F09	21-Apr-04	USV	25-Aug-04	X
105	Mr & Mrs R Le Prevost	Representation		Proposal for residential development at Le Desert des Nouettes, Les Nouettes, Forest. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	Forest	Policy RH1/RH2 (Page 143)	RH1	Map K06	21-Apr-04	USV	21-Jul-04	X
106	Mr C Marquis	Representation		Proposal for residential development at Beaufort, Rue du Clos, St Sampson. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal".	St Sampson	Policy RH1/RH2 (Page 228)	RH1	Map E08 E09	21-Apr-04	USV	24-Aug-04	X

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107	Mr & Mrs F Morley	Representation	Further Representation 857	Proposal for residential development at a site (adjacent to Petit Ruisseleur) at Rue du Pont Vaillant, St Peter Port. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Peter Port	Policy RH1/RH2 (Page 186)	RH1	Map G08	21-Apr-04	USV	30-Jul-04	X
108	Mr & Mrs M Nobes	Representation		Proposal for residential development on a former vinery site (next to Breccia) at Les Heches, St Pierre du Bois/ Rue des Reines, Forest. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Pierre du Bois Forest	Policy RH1/RH2 (Page 149)	RH1	Map K06	21-Apr-04	USV	26-Jul-04	X
109	Mr A W Ogier	Representation		Proposal for residential development on field at junction of Route des Coutures and Saints Road, St Martin. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Martin	Policy RH1/RH2 (Page 177)	RH1	Map K08	21-Apr-04	USV	26-Jul-04	X
110	Mr & Mrs C P Plant	Representation	Further Representation 1233	Proposal for residential development at Le Courtillet, Route des Laurens, Torteval. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal".	Torteval	Policy RH1/RH2 (Page 280)	RH1	Map L05	21/04/2004 (Further Representation heard 27-Apr-04)	USV	10-May-04	X
111	Mr & Mrs P G Skillett	Representation	Further Representation 995	Proposal of residential development of a field at Retot Lane, Castel (between Ocean Villa and Ciel D'Or) . The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	Castel	Policy RH1/RH2 (Page 130)	RH1	Map G06	21-Apr-04	USV	23-Aug-04	X
112	Mr M J Hamon	Representation	Further Representations 842, 852, 854, 899, 969, 1025	WITHDRAWN 11/02/2004 Proposal to continue using land for business vans, trailers & workshop at Mistell Vinery off Le Petit Marais, Vale	Vale			Map D10	WITHDRAWN 11-Feb-04			
113	Mr M J Hamon	Representation	Further Representations 843, 852, 854, 898, 968, 1026	WITHDRAWN 11/02/2004 Proposal to construction of two or three cottages on land at Mistell Vinery off Le Petit Marais, Vale	Vale			Map D10	WITHDRAWN 11-Feb-04			
114	Mrs T Queripel	Representation	Further Representation 430	Proposals a) to re-build greenhouse and construct one dwelling or b) for social housing or c) self-build development at Ealing Vinery, Route des Bas Courtills, St Saviour	St Saviour	Policy RH1/RH2 (Page 271)	RH1 RH2	Map J06 J07	1-Jun-04	USV	21-Jul-04	X
115	Mr B Slatery	Representation	Further Representations 446, 658, 938	Proposal for residential development at Le Poidevin Vinery, Rue du Manoir, Forest	Forest	Policy RH1/RH2 (Page 150)	RH1	Map L06	6-May-04	USV	26-Jul-04	X
116	Mr C Foulds	Representation		Believes that Policy RH1(New housing) is too restrictive regarding new residential building, even with taking into account Policy RH2		Policy RH1 (Page 92)	RH1		24-Feb-04			
117	Mrs S Grimsley	Representation	Further Representation 868	Proposal for residential development on a vinery site (between Mutters and Les Hirondelles), Le Rocher Lane off Les Rouvets, Vale	Vale	Policy RH1/RH2 (Page 290)	RH1	Map F08	13-Jul-04	USV	21-Jul-04	X
118	Mr D M Aslett	Representation		Proposal for residential development at Sunnyholm & Sunnydene, Grande Rue, Vale. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	Vale	Policy RH1/RH2 (Page 334)	RH1	Map E10	21-Apr-04	USV	26-Aug-04	X
119	Mr & Mrs D Bradshaw	Representation		Proposal for residential development on land at 1-3 Sept Etoile cottages at the junction of Sept Etoiles/ La Moye, Vale	Vale	Policy RH1/RH2 (Page 321)	RH1	Map D10	2-Mar-04	USV	25-Aug-04	X
120	Mr C L Le Page	Representation		WITHDRAWN 16/04/2004 Proposal for new residential development on land adjacent to Chrisanmar & Brycroft at Rue de la Maladerie, St Saviour	St Saviour		RH1	Map H05	WITHDRAWN 16-Jul-04			
121	Mr J & Mrs C Carey	Representation		Proposal for residential development at the rear of Le Dobree, Les Canus, Les Capelles, St Sampson and to redesignate the land as a "Non-designated Area" rather than "Area of High Landscape Quality"	St Sampson	Policy RH1/RH2 (Page 217)	RH1	Map F08	11-May-04	USV	24-Aug-04	X
122	Heirs of the late C J De La Mare	Representation		Proposal for residential development on land at Route des Coutanchez, St Peter Port (between Marpaujankei and Dunromin). The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Peter Port	Policy RH1/RH2 (Page 186)	RH1	Map G09	21-Apr-04	USV	30-Jul-04	X
123	Mr N G Batiste	Representation	Further Representation 1107	Proposal for residential development on land at the rear of Highbury, Rue de L'Issue off Route de Rocquaine, St Pierre du Bois . The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Pierre du Bois	Policy RH1/RH2 (Page 193)	RH1	Map J04	21-Apr-04	USV	26-Jul-04	X

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124	Mr & Mrs L Brehaut	Representation	Further Representations 983, 1035, 1232	Proposal for residential development on site at the junction of Rue du Planel and Rue de L'Eglise, Torfeval. The Representer proposed the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal" & also proposes wording to "clause c" of Policy RCE14 "in Areas of High Landscape Quality, either the building is (i) of architectural or historic interest and makes a positive contribution to the character of the rural environment or (ii) the converted or reused building is of high architectural quality and is of minimal adverse effect in terms of siting scale & amenity"	Torfeval	Policy RCE14 (Page 85) Policy RH1/RH2 (Page 279)	RH1 RCE11 RCE14c	Map K05	21/04/2004 (Further Representation heard 27-Apr-04)	USV	10-May-04	X
125	Mr A J Le Prevost	Representation		Proposal for residential development at Hou Vinery, Route des Houguets Road, St Saviour	St Saviour	Policy RH1/RH2 (Page 272)	RH1	Map J06	2-Mar-04	USV	28-Jul-04	X
126	Mr K M Pratt	Representation		Believes that Policies RH1(New housing) and RH2 (Social housing) are too restrictive and is concerned that the policies will restrict housing in the rural area		Policy RH1 (Page 92) Policy RH2 (Page 99)	RH1 RH2		24-Feb-04			
127	Mr L W Queripel	Representation	Further Representation 430	Proposal for residential development at Ealing Vinery, Route des Bas Courtils, St Saviour	St Saviour	Policy RH1/RH2 (Page 271)	RH1	Map J06	10-Mar-04	USV	21-Jul-04	X
128	Mr I Carre	Representation		Proposal for residential development under Policy RH2 (Social Housing) at La Flaguee Vinery, Clos Landais, St Saviour. Also feels that Policy RH1 is too restrictive.	St Saviour	Policy RH1/RH2 (Page 264)	RH1 RH2	Map I05	13-Jul-04	USV	29-Jul-04	X
129	Mr A J Le Page	Representation	Further Representations 992, 1338	Proposal for residential development at Les Prins Ouest, Les Prins Lane, Vale	Vale	Policy RH1/RH2 (Page 280)	RH1	Map E07 E08	15-Jun-04	USV	28-Jul-04	X
130	Blue Diamond Group & Della & Ramee Roses Ltd	Representation	Further Representations 379, 384, 391, 395, 396, 404, 584, 618, 651, 656, 709, 856, 1225, 1237, (706 & 1163 WITHDRAWN), Subject link to 1260 & 1320 (heard16/6)	Proposal to create a new golf course on land encompassing the areas of La Ramee, St Peter Port, Route des Longscamps, St Sampson, Pont Vaillant, St Peter Port/Vale, Les Baissieres, Castel, Rue du Friquet Castel	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 409)	RS4, RCE8, RD1	Map G08	14-Jul-04	USV	30-Jul-04	X
131	Mr A & Mrs N A Lindsay, Mr A Lindsay Jnr	Representation		Disagrees with the designation of Rosetti, La Verte Rue, Belval, Vale as an "Area of High Landscape Quality" as it would restrict the use of RH2 (Social housing) and RH6 (Extensions & alterations to dwellings)	Vale	Policy RCE3 (Page 59) Policy RH1/RH2 (Page 347)	RH1, RH2, RH6, RCE12, RGEN5, RGEN6	Map E10	1-Jun-04	USV	26-Aug-04	X
132	Mrs R Fitzgerald	Representation		WITHDRAWN 26/11/03 Proposal to develop land at Rue de la Croix Creve Coeur, Frie Baton St Saviour	St Saviour			Map I05	WITHDRAWN 26-Nov-03			
133	Mr & Mrs T Norman	Representation		Proposal for residential development on former vinery at Rue de la Gallie, St Pierre du Bois (adjacent to Sunray)	St Pierre du Bois	Policy RH1/RH2 (Page 198)	RH1 RH2	Map K05	2-Mar-04	USV	21-Jul-04	X
134	Mr A J Guille	Representation	Further Representation 1042	Proposal for residential development on field at Rue de la Hougue, Castel (adjacent to La Petite Hougue)	Castel	Policy RH1/RH2 (Page 126)	RH1	Map G06	9-Mar-04	USV	23-Aug-04	X
135	C B & J F Harker	Representation		Proposal to erect a shed within a field off Kimberley Avenue, L'Islet, St Sampson (near Kimberley Estate)	St Sampson	Policy RCE5 (Page 73)	RCE6	Map E09	2-Mar-04	USV	26-Jul-04	X
136	Mr A Prialx	Representation		Proposal for residential development on current glasshouse site off Rue des Villets, Forest	Forest	Policy RH1/RH2 (Page 154)	RH1 RGEN13 RCE5 RD1	Map L06	2-Mar-04	USV	22-Jul-04	X
137	Mr A Prialx	Representation	Further Representation 1114	Proposal for residential development at Les Houguets, Rue des Houguets, St Saviour	St Saviour	Policy RH1/RH2 (Page 272)	RH1 RCE5 RD1	Map J06	15-Jul-04	USV	28-Jul-04	X
138	Mr & Mrs M R Le Cras	Representation		Proposal for residential development at Ireckon, Route de Felconte, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 201)	RCE5	Map I04	2-Mar-04	USV	23-Aug-04	X
139	Mrs S James	Representation		Proposal for residential development at Courtil Bisson Vinery, Rue des Landes, Vale	Vale	Policy RH1/RH2 (Page 316)	RH1	Map D10	3-Mar-04	ASV	20-Jul-04	X
140	Mrs A Wilkes-Green	Representation		Proposal for residential development at Les Tracheries, St Sampson	St Sampson	Policy RH1/RH2 (Page 227)	RH1	Map E09	26-Feb-04	USV	26-Jul-04	X
141	Mrs A Wilkes-Green	Representation		Proposal for residential development at La Marette Road, St Sampson (to the rear of Roseneath, Petites Mielles)	St Sampson	Policy RH1/RH2 (Page 226)	RH1	Map E09	26-Feb-04	USV	26-Jul-04	X
142	Mr R Wallbridge	Representation		Proposal to a) create stables out of existing packing shed/store and b) create health suite/swimming pool, garden room and store in existing greenhouse and c) contest domestic curtilage at Springvale off Les Rouvets, Vale	Vale	Policy RCE5 (Page 73) Policy RCE14 (Page 85)	RH1 RH6 RCE6 RCE14	Map F08	2-Mar-04	ASV	20-Jul-04	X
143	Miss S J Sheppard	Representation		WITHDRAWN 02/03/04 Proposal to develop site for a dwelling at Rue des Frenes, St Martin	St Martin			Map K08	WITHDRAWN 2-Mar-04			
144	LHB Management Company Ltd	Representation		Request clarification of Policy RD1 (Essential development) regarding Falla's Quarry to see whether the level could be raised and also clarify whether the extension at the property known as La Hougue Biar, Chouet, L'Anresse, Vale could be enlarged	Vale	Policy RH6 (Page 352) Policy RD1 (Page 424)	RD1	Map C09	1-Jun-04	USV	25-Aug-04	X
145	Mr A Lindsay	Representation	Further Representation 1408	Clarification of Policy RH6 (Extension & alterations to dwellings) to extend the second floor at Nutwood, La Mazotte Vinery, Vale	Vale	Policy RH6 (Page 352)	RH1 RH2 RH6 RCE12 RGEN5 RGEN6	Map E10	1-Jun-04	USV	26-Aug-04	X
146	Deputy Tony Webber	Representation		General representation covering all areas of the draft Plan but in particular the subject of housing provision		Policy RH1 (Page 92) Policy RH2 (Page 99)	RH RH2		2-Mar-04			

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147	Deputy John Gollop	Representation		1) General support for ecological principles 2) Support for village/social centres 3) Demand for more units of accommodation in RAP 4) Need for more brownfield and horticultural sites to be used for social housing 5) Need for more parish community housing and transport 6) Need for strict ban on retail expansion 7) Need for flexibility on tourism sites		Policy RGEN3 (Page 33) Policy RH1 (Page 92) Policy RH2 (Page 99) Policy RE4 (Page 361)	RH1 RH2 RGEN7 RE4 RE11 RE12 RE13		17-Feb-04			
148	Deputy John Gollop	Representation	Further Representation 1136 WITHDRAWN	Design for new houses should either be pastiche reconstructions of the past or be innovative contemporary statements in appropriate sites. Design criteria should be tightened.		Policy RGEN6 (Page 34) Policy RCE10 (Page 84)	RGEN6 RCE12		19/02/2004 (Further Representation heard 14-July-04)			
149	Deputy John Gollop	Representation		Heritage Policy - Need for safeguarding scheduled buildings, archaeological sites and special monuments with strict planning controls taking into effect the needs of locals and tourists		Policy RGEN4 (Page 33) Policy RCE9 (Page 76) Policy RCE11 (Page 84)	RCE9 RCE11 RCE12(d) RCE13 RGEN4		27-Apr-04			
150	Deputy John Gollop	Representation		Character and Amenity - Some parts of the rural area are suitable for new housing and even green business parks because not all parts of the Rural Area Plan are "rural" in any material objective sense. The policy needs rewriting		Policy RGEN5 (Page 34)	RGEN5		17-Feb-04			
151	Deputy John Gollop	Representation		Parking and Open Space - Open amenity spaces need to be more than "adequate". Parking provision should be downscaled and kept out of sight to support Traffic Strategy of not using the motor car so much and reduction of traffic flows.		Policy RGEN8 (Page 35)	RGEN8 Strategic and Corporate Plan and Traffic Strategy (two policy letters from March and July 2003)		19-Feb-04			

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152	Mr Le Conte & Mr Robin	Representation	Further Representation 673	Proposal for residential development Le Tresor, La Vieille Rue, St Sampson	St Sampson	Policy RH1/RH2 (Page 221)	RH1	Map F09	8-Jul-04	USV	25-Aug-04	X
153	Mr L Vaudin	Representation		Believes that the housing policies are too restrictive and objects to the policy of no new-build domestic buildings in the Rural Area		Policy RH1 (Page 92) Policy RH3 (Page 349)	RH1 RH2 RH3 RH4 RH5 RH6 RCE11 RCE13		11-Mar-04			
154	Mr N J Le Messurier	Representation		Believes that Policy RH1 (New housing) is too restrictive in relation to land at Roseneath, Rue des Fosses, Forest	Forest	Policy RH1/RH2 (Page 149)	RH1	Map K06	9-Mar-04	USV	26-Jul-04	X
155	Mr I P Bloese	Representation	Further Representation 681	Proposal for residential development of land at Pont Vaillant, St Sampson for social housing adjacent to States Housing Estates	St Sampson	Policy RH1/RH2 (Page 244)	RH2 RCE2	Map G08	6-Jul-04	USV	30-Jul-04	X
156	Mr M E & Mrs M Hearse	Representation	Further Representations 376, 402, 403, 406-409, 425, 434, 605, 611, 679, 716, 718, 744, 941, 951, 979, 989, 1096	General concerns about development and derelict vineries in the Clos Landais/Frie Baton/ Rue du Pre Bourdon area of St Saviour	St Saviour	Policy RCE1 (Page 45) Policy RCE5 (Page 71)	RCE5 RGEN7 RGEN10	Map H05 I05	10-Jun-04	USV	29-Jul-04	X
157	Mr M H Campbell	Representation		Proposed residential development at Hillborn Lodge and Summer Place, Les Grandes Mielles Lane, Vale	Vale	Policy RH1/RH2 (Page 282)	RH1 RH2 RCE1	Map E07 F07	2-Mar-04	ASV	20-Jul-04	X
158	Mr J H Le Tissier	Representation	Further Representation 1081	WITHDRAWN 27/02/04 Belief that the policies relating to new housing are too restrictive and also disagrees with the designation of land at land at Les Rouvets, Vale as an "Area of High Landscape Quality"	Vale		RH1 RCE1 RE3	Map F08	WITHDRAWN 27-Feb-04			
159	Mr O & Mrs K Steinsdorfer	Representation	Further Representations 627, 628, 661, 665	WITHDRAWN 20/02/04 Belief that the policies relating to new housing are too restrictive and also disagrees with the designation of land at Le Douit Boudin, Castel as an "Area of High Landscape Quality"	Castel		RH1 RCE1	Map G07	WITHDRAWN 20-Feb-04			
160	Mr R P Le Lievre & Mr T E Le Lievre	Representation		Proposal for residential development at the former Koi Fish Farm, Grand Marais, Vale	Vale	Policy RH1/RH2 (Page 326)	RH1 RH2 RCE1	Map D10	2-Mar-04	USV	25-Aug-04	X
161	Mr & Mrs J S Campbell	Representation		WITHDRAWN 07/11/03 Change of designation from "Area of High Landscape Quality" to a "Non-designated Area" at Les Poidevins, St Andrew	St Andrew			Map I08	WITHDRAWN 7-Nov-03			
162	Mr H W Ozanne	Representation		Proposal for new dwelling on land at Sunlea, Rue du Camp du Douit, St Saviour	St Saviour	Policy RH1/RH2 (Page 254)	RH1	Map H05	9-Mar-04	USV	10-May-04	X
163	Mr R Plumley	Representation	Further Representation 1137 WITHDRAWN	Clarification of Policies RE2 (Horticultural development) and RE5 (Garden Centres) proposes alternative wording to make the policies more flexible		Policy RE5 (Page 365)	RE2 RE5		17-Feb-04			
164	Mr R Plumley	Representation		Request for provision to be made for E-Commerce within the Draft Rural Area Plan Review No. 1		Policy RE7/RE9 (Page 367)	E Commerce		17-Feb-04			
165	Mr R Plumley	Representation		Request for the insertion of Urban Area Plan Policy EMP7 (Small workshops & yards) into the Rural Area Plan		Policy RE7/RE9 (Page 367)	Policy EMP7 of UAP in RAP		17-Feb-04			
166	Mr R Plumley	Representation	Further Representation 972 WITHDRAWN	Change of designation from "Area of High Landscape Quality" to "Non-designated Area" at Les Gigands Vinery, St Sampson	St Sampson	Policy RCE3 (Page 56)	RS4 RE5	Map F09	28-Apr-04	USV	25-Aug-04	X
167	Mr & Mrs W P Trubull	Representation		Proposal for residential development on vinery site at Saline Lane, St Sampson	St Sampson	Policy RH1/RH2 (Page 231)	RH1	Map E08	26-Feb-04	USV	26-Aug-04	X
168	Mr C Jehan	Representation	Further Representation 1130	Request clarification of Policies RH1 (New housing), RH2 (Social housing), RCE5 (Derelict land in the countryside) regarding proposed residential development of land adjacent to Jernisend, Grande Rue/Rue des Crabbes, St Saviour	St Saviour	Policy RH1/RH2 (Page 258)	RH1 RH2 RCE5 RGEN1 RGEN2 RGEN3 RGEN5 RGEN11	Map H05	14-Jul-04	USV	21-Jul-04	X

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169	Mr B R Battle	Representation	Further Representations 870, 960, 1073, 1162, 1198, 1210, 1332, 1419	Proposal for residential development at Willitt Vinery at Arguilliers Lane, Vale	Vale	Policy RH1/RH2 (Page 289)	RH1	Map F08	3-Jun-04	USV	27-Jul-04	X
170	J Gillingham	Representation	Further Representation 1410	Proposal for residential development at De La Cour Vinery, Houmtel Lane, Vale	Vale	Policy RH1/RH2 (Page 337)	RH1	Map E10	3-Mar-04	USV	26-Aug-04	X
171	Mrs J Le Sauvage	Representation		Request clarification of Policy RH5 (Dower Units)		Policy RH5 (Page 350)	RH5		24-Feb-04			
172	Mrs D M Sweet	Representation	Further Representation 1229	Proposed residential development on former glasshouse site at the rear of Le Menage, La Mazotte, Vale	Vale	Policy RH1/RH2 (Page 337)	RH1	Map E10	9-Mar-04 & 20-Apr-04	USV	26-Aug-04	X
173	Mr C W Smith	Representation		Proposal for residential development on former greenhouse site at rear of Les Rivières, Les Mielles, L'Ancrese, Vale	Vale	Policy RH1/RH2 (Page 320)	RH1 RH3	Map D10	9-Mar-04	USV	26-Aug-04	X
174	Mr B D Tostevin	Representation		WITHDRAWN 27/02/04 Proposal for residential development at Ridgeway Vinery, Pointes Lane, St Andrew	St Andrew			Map I08	WITHDRAWN 27-Feb-04			
175	Chaudière Homes Limited	Representation		Request amendment to second paragraph of Section 1.3 "Strategic context" (Page 4). The Representor believes this paragraph should be amended to allow for the policies & provisions of the Rural Area Plan to be overridden by subsequent Strategic & Corporate Plans which would facilitate more flexible & responsive government.		Paragraph 1.3 (Page 26)	Policy 1.3 (Page 4)		17-Feb-04			
176	Chaudière Homes Limited	Representation		Believes provision should be made to allow for amendments for sheltered housing to benefit the elderly		Policy RH2 (Page 99)	RH1 RH2		24-Feb-04			
177	HTA9 Limited	Representation		Believes that the Policy on social housing is far too restrictive. Proposes the deletion of clause b of Policy RH2 (Social housing)		Policy RH2 (Page 99)	RH1 RH2(b)		24-Feb-04			
178	L'Ancrese Lodge Limited	Representation		Believes that Policy RH3 (Subdivision & conversion to provide housing) should be amended to allow for demolition and rebuilding instead of conversion		Policy RH1 (Page 92)	RH3		24-Feb-04	USV	10-May-04	X
179	Mrs S F Smith	Representation	Further Representation 895	Proposal for demolition of greenhouse and residential development at the rear of Vue du Mont Herault off Les Tiellies, Torteval	Torteval	Policy RH1/RH2 (Page 278)	RH1	Map K04	29-Apr-04	ASV	21-Jul-04	X
180	Motor Developments Ltd	Representation	Further Representations 877, 1031	Proposal residential development at the rear of Mayfield Garage, Bailiff's Cross Rd, St Andrew	St Andrew	Policy RH1/RH2 (Page 161)	RH1 RH2	Map I07	5-May-04	USV	01-Jun-04	X
181	Mr R S Tostevin & Mrs S Green	Representation		WITHDRAWN 27/04/2004 General policies of Non-Designated areas in RAP Land at Pleinheume, Vale	Vale			Map F08	WITHDRAWN 27-Apr-04 (HAD BEEN HEARD ON 2-Mar-04)			
182	Mr K & Mrs M Robilliard	Representation	Further Representation 1131	Believes that the housing policies are too restrictive and the Representors are therefore against the concept of new dwellings only in Urban Area Plan		Policy RH1 (Page 92)	RH1		24-Feb-04			
183	Mr K & Mrs M Robilliard	Representation	Further Representation 1132	Clarification of Policy RCE5 (Derelict land in the countryside) as not all former horticultural sites were originally suitable for agricultural use and could not return to agricultural use - with specific reference to Perelle and Vazon areas	Castel St Saviour	Policy RCE5 (Page 71)	RCE5 RGEN1 RGEN2 RGEN3 RGEN5 RGEN11		7-Jul-04	USV	21-Jul-04	X
184	Mr K & Mrs M Robilliard	Representation	Further Representation 1133	Clarification of Policy RH2 (Social Housing). Believes it is unfair that the States Housing Authority or a suitable Housing Association can develop social housing		Policy RH2 (Page 99)	RH2		24-Feb-04			
185	Mr K & Mrs M Robilliard and Mrs R Jehan	Representation	Further Representations 1034, 1134	Proposal residential development on a field at Rue des Crabbes, St Saviour (next to Waikiki)	St Saviour	Policy RH1/RH2 (Page 258)	RH1	Map H05	7-Jul-04	USV	21-Jul-04	X
186	Mr R E Smith	Representation		WITHDRAWN 19/12/03 Proposal residential development at Courtil de Jersey, Rue des Laurens, St Pierre du Bois	St Pierre du Bois		RH1	Map L05	WITHDRAWN 19-Dec-03			
187	Mr D A Allett	Representation	Further Representation 1211	Proposal to demolish old cattle shed and erect dwelling at the rear of Le Ruisseau, Rue du Douit, off Rue Charuee, Vale	Vale	Policy RH1/RH2 (Page 284)	RH1	Map F07 F08	26-May-04	USV	24-Aug-04	X
188	States Board of Industry	Representation	Further Representations 411, 638, 645, 670, 671	General Policies for the provision of industrial development	St Saviour St Andrew	Policy RE7/RE9 (Page 367)	RGEN13 RCE14 & General Industrial Policies RE7	Map J06	8-Jun-04	USV	12/07/2004 & 28/07/2004	X

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189	Mrs L T Thoume	Representation		Proposal for residential development at Rue des Salines, St Pierre du Bois (adjacent to Le Grand Port)	St Pierre du Bois	Policy RH1/RH2 (Page 203)	RH1	Map I04 J04	9-Mar-04	USV	26-Jul-04	X
190	Mrs L T Thoume	Representation		Proposal for residential development at Les Marais, Rue des Vicheries, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 203)	RH1	Map I04	9-Mar-04	USV	26-Jul-04	X
191	Mr & Mrs P A Sebire	Representation		Proposal for residential development at a former vinery site at Le Petite Croute, La Grande Lande, St Saviour and proposes it should not be considered an "Area of High Landscape Quality"	St Saviour	Policy RCE3 (Page 58) Policy RH1/RH2 (Page 266)	RH1 RCE3	Map I06	3-Mar-04	ASV	12-Jul-04	X
192	Mr A Kotov & Miss D Gaudion	Representation		WITHDRAWN 31/10/2003 Develop site at Summerfield, Rue des Goddards, Castel	Castel			Map G06	WITHDRAWN 31-Oct-04			
193	Mr & Mrs D H Bird	Representation		Objection to further development of St Pierre Park Hotel, Rohais, St Peter Port. Reference to "About the Plan" (Section 1) Page 7 - "Non-designated Areas"	St Peter Port	Policy RE11 (Page 388)	RGEN 3 RGEN5 RGEN6 RCE1 RE11 & Policy Section 1 Page 7	Map H08	4-May-04	USV	09-Jul-04	X
194	Mr D Tucker	Representation		Believes that Policy RH2 (Social housing) should allow for others not just the States Housing Authority to develop new social housing		Policy RH2 (Page 99)	RH1 RH2		24-Feb-04			
195	Mr D Tucker	Representation	Further Representation 1109	WITHDRAWN 01/02/04 Proposal for residential development at Rue du Felconte, St Pierre du Bois	St Pierre du Bois		RH1 RCE3	Map I04	WITHDRAWN 1-Feb-04			
196	Mr D Tucker	Representation		Proposal residential development at Camp du Douit, St Saviour	St Saviour	Policy RH1/RH2 (Page 254)	RCE5 RH1	Map H05	26-May-04	USV	10-May-04	X
197	Mrs F J Quevatre-Malcic	Representation	Further Representation 445	Proposal to extend the "Area of High Landscape Quality" along the northern side of Folie Lane, Vale	Vale	Policy RCE1 (Page 49)	RCE3	Map E09	16-Jun-04	USV	25-Aug-04	X
198	Trusspan Enterprise SA	Representation	Further Representations 575, 612, 1179, (629 WITHDRAWN)	Proposal for residential development at Victoria Vineries, Rue des Pointes, St Andrew	St Andrew	Policy RH1/RH2 (Page 164)	RH1	Map I08	29-Apr-04	USV	28-Jul-04	X
199	Mr & Mrs M Young	Representation	Further Representation 787	Proposed change of wording of Policy RH1 (New housing) to allow residential development at Quatre Saisons, Ruelle Des Delisles, Castel	Castel	Policy RH1/RH2 (Page 139)	RH1 RH2 RH3 RCE11 RCE13	Map H07	13-Jul-04	USV	30-Jul-04	X
200	Miss S Drinkwater	Representation		Believes that Policy RS3 (Indoor recreation facilities) needs to go into more detail concerning facilities for recreation - specifically horse riding - refers to Clos Chavatte, Courtil de Bas Lane, St Sampson	St Sampson	Policy RS3 (Page 407) Policy RS4 (Page 408)	RS3 RS4	Map E08	24-Feb-04	USV	24-Aug-04	x
201	Miss S Drinkwater	Representation	Further Representations 887, 1005, 1050, 1190, 1251, (1244 WITHDRAWN)	Proposal for residential development on a site covering Earlsfield Vinery and Hautgard at Rue Sauvage, St Sampson	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	29-Jul-04	USV	24-Aug-04	X
202	Mrs A Carr	Representation		Proposed for residential development on a field at Route de Cobo at the junction of Rue de Bouverie, Castel next to Cobo Mission Hall	Castel	Policy RH1/RH2 (Page 110)	RH1 RH2 RCE11 RCE13	Map F07	11-Mar-04	USV	24-Aug-04	X
203	Mrs M Phillips	Representation	Link to Representation 1516	Proposal that a former vinery site (between Northbrook and Stonington), Grand Douit Road, St Sampson is ideal for a builder's yard and that provision needs to be made for builders' yards in the Plan	St Sampson	Policy RE7/RE9 (Page 367)	Builders Yard	Map F08	11-Mar-04	USV	24-Aug-04	X
204	Mr G Salmon	Representation	Further Representations 1051 (1245 WITHDRAWN)	Proposal for residential development at Quantas Tanara, Rue Sauvage, St Sampson	St Sampson	Policy RH1/RH2 (Page 214)	RH1	Map F08	29-Apr-04	USV	24-Aug-04	X
205	Mr G Salmon	Representation	Further Representations 774, 797, 927, 932, 1011	Proposal for residential development of a field adjacent to Le Chalet, at Ruelle des Emrais off Rue des Houmets, Castel	Castel	Policy RH1/RH2 (Page 116)	RH1 RH2 RH3 RCE11 RCE13	Map G07	29-Apr-04	USV	24-Aug-04	X
206	Guernsey Chamber of Commerce	Representation		Believes that the Draft Rural Area Plan is too restrictive on building houses in the rural area		Policy RH1 (Page 92) Policy RH3 (Page 349)	RH1 RH2 RH3 RH4 RH5 RH6 RCE11 RCE13		11-Mar-04			
207	Guernsey Chamber of Commerce	Representation		Believes that "About the Plan" Section 1 the "Strategic Context" Paragraph 1.3 - page 4 should be revised to provide flexibility with changes to the Strategic & Corporate Plan and for the new Island Development Law		Paragraph 1.3 (Page 26)	Strategic content clause 1.3 (Page 4)		17-Feb-04			

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208	Guernsey Chamber of Commerce	Representation		Believes that the Policies do not make provision for future Airport development		Policy RD1/RD2 (Page 424)	RGEN13 RE14		8-Jun-04			
209	Guernsey Aero Club / Guernsey Hangarage Ltd	Representation		Request for clarification of Policy RE14 (Development requiring an Airport location) concerning the operation of the Airport and the Aero Club in particular	Forest	Policy RE14 (Page 398)	RE14	Map K06	8-Jun-04	USV	21-Jul-04	X
210	Guernsey Aero Club / Guernsey Hangarage Ltd	Representation		Request that flying for fun is listed as a recreational pursuit in Section 6 (Social, community & recreation) of the Rural Area Plan		Policy RE14 (Page 398)	RE14 & Policy Section 6		19-Feb-04	USV	01-Jun-04	X
211	Guernsey Aero Club / Guernsey Hangarage Ltd	Representation		Request clarification and proposal to adjust the wording in Policy RE14 (Development requiring an Airport location) to include Aero club facilities and hangarage		Policy RE14 (Page 398)	RE14		8-Jun-04	USV	01-Jun-04	X
212	Mr M Seabrook	Representation	Further Representations 1060, 1183	Proposal for the revision of wording for Policies in Section 4 (Housing) to allow for new build dwellings on infill sites on fields and vineries. Also proposal for residential development at Barras Lane Vinery, Barras Lane, Vale	Vale	Policy RH1/RH2 (Page 296)	RH1 RH2 RH3 RCE11 RCE13	Map E08	1-Jun-04	USV	27-Jul-04	X
213	Mr & Mrs K Bisson	Representation	Further Representation 682	Believes that there needs to be provision for adequate additional housing in the rural area. Proposal for residential development on land at Tigh-Na-Craig, Pont Vaillant, Vale	Vale	Policy RH1/RH2 (Page 305)	RH1 RH2 RCE11 RCE13	Map G08	6-Jul-04	USV	30-Jul-04	X
214	Mr B Langlois	Representation	Further Representations 1047, 1219	Believes that there needs to be provision for adequate additional housing in the rural area. Proposal for the revision of wording for Policies in Section 4 (Housing) and proposes residential development on land at Elmsdale, Houmet Lane, L'Islet, Vale	Vale	Policy RH1/RH2 (Page 299)	RCE13 RH1	Map E09	29-Apr-04	USV	26-Jul-04	X
215	Mrs J Diehl	Representation	Further Representations 569, 636, 649, 668, 882	Proposes residential development at Le Hurel Field, Les Camps du Moulin, St Martin	St Martin	Policy RH1/RH2 (Page 172)	RH1 RH2 RH3 RCE11 RCE13	Map K09	25-May-04	USV	28-Jul-04	X
216	Sarnia Investments Ltd	Representation		Proposal for infill residential development on two vinery sites bordering Hougues Magues Lane, St Sampson adjacent to Les Effards Vinery	St Sampson	Policy RH1/RH2 (Page 216)	RH1 RH2 RH3 RCE11 RCE13	Map F09	11-Mar-04	USV	24-Aug-04 & 25-Aug-04	X
217	Assembly Developments Ltd	Representation		Proposal for the revision of wording for Policies in Section 4 (Housing) to allow and proposes residential development on an area of land at Les Grands Marais & Les Marais Lane, Vale	Vale	Policy RH1/RH2 (Page 325)	RH1 RH2 RH3 RCE11 RCE13	Map D10	11-Mar-04	USV	25-Aug-04	X
218	Mr G T Alexander	Representation		Proposal for the revision of wording for Policies in Section 4 (Housing) and proposes residential development at Norbury, at the corner of Rue du Galaad/Rue des Francais, Castel	Castel	Policy RH1/RH2 (Page 112)	RH1 RH2 RH3 RCE11 RCE13	Map F07	11-Mar-04	USV	24-Aug-04	X
219	Mr E Captain	Representation		Proposal for the revision of wording for Policies in Section 4 (Housing) and proposes residential development on an area of land at Le Petit Marais, Vale (between Glenington and L'Aventure)	Vale	Policy RH1/RH2 (Page 323)	RH1 RH2 RH3 RCE11 RCE13	Map D10	11-Mar-04	USV	25-Aug-04	X
220	Mrs B Stevens	Representation	Further Representations 712, 1019, 1279, 1339, (1300 WITHDRAWN)	Proposes residential development at La Chasse, Rue Des Cottes/La Passee, St Sampson adjacent to Clos des Pecqueries as suitable for social housing	St Sampson	Policy RH1/RH2 (Page 237)	RH1 RH2 RCE11 RCE13	Map E08	15-Jun-04	USV	28-Jul-04	X
221	Construction Industry Forum	Representation		Proposal for the revision of wording for Policies in Section 4 (Housing) to allow for new residential development		Policy RH1 (Page 92) Policy RH3 (Page 349)	RH1 RH2 RH3 RCE11 RCE13		11-Mar-04			
222	Construction Industry Forum	Representation		Believes that flexibility is needed in "About the Plan" Section 1 the "Strategic Context" Paragraph 1.3 - page 4 and should be revised to provide flexibility with changes to the Strategic & Corporate Plan and for the new Island Development Law		Paragraph 1.3 (Page 26)	Policy Section 1.3 (Page 4)		17-Feb-04			
223	Mr & Mrs M Smith	Representation		Proposal for the revision of wording for Policies in Section 4 (Housing) and proposes residential development on an area of land off Montague Park, Grande Rue, Vale	Vale	Policy RH1/RH2 (Page 334)	RH1 RH2 RH3 RCE11 RCE13	Map E10	11-Mar-04	USV	26-Aug-04	X
224	Suzanne Developments Ltd	Representation	Further Representations 613, 614, 655, 678, 691, 1287	Disagrees with the designation of part of Woodland Vinery, off Mont D'Aval (La Haye du Puits end), Castel as "Area of High Landscape Quality" and proposes to develop it for tourist accommodation	Castel	Policy RE11 (Page 388)	RE11 and Strategic & Corporate Policy 17/17A	Map G07	27-Jul-04	USV	30-Jul-04	X
225	Dr D DeG De Lisle	Representation		Believes there are inconsistencies within the proposed Rural Area Plan and specific references are made to the following Policies - 1) Policy RH2 (Social Housing) 2) Policy RE14 (Development requiring an Airport location) & Policy RD1 (Essential development) 3) Rural Centres - Policy RE4 (Retail development) & "About the Plan" Section 1 - Proposals Map Paragraph 1.8 page 6 & 7 4) Non-Designated Areas - "About the Plan" Section 1 Paragraph 1.8 page 7 5) Policy RE7 (Industrial Development) 6) Policy RE5 (Garden Centres) 7) Policy RCE6 (Creation or extension of curtilages) and the Strategic & Corporate Plan		Paragraph 1.4 (Page 27) Paragraph 1.8 (Page 30) Policy RCE1 (Page 37) Policy RCE6 (Page 73) Policy RH2 (Page 99) Policy RE4 (Page 361) Policy RE14 (Page 398) Policy RD1/RD2 (Page 424)	RCE6 RH2 RE4 RE5 RE7 RE14 RD1 and Strategic & Corporate Plan Policy 33		17-Feb-04 & 19-Feb-04			
226	Mr & Mrs C J Sheehan	Representation	Link to Representation 193	WITHDRAWN 14/05/2004 Opposition to any further development on land at St Pierre Park Hotel, Rohais, St Peter Port.	St Peter Port		Policy Section 1 Page 7 Non-Designated Areas & RE11	Map H08	WITHDRAWN 14-May-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit
227	Heirs of the late P Bourgaize	Representation		Proposal for residential development on vineyard at La Rocque Poisson, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 202)	RH1	Map I04	3-Mar-04	USV	26-Jul-04	X
228	Mrs P A Self	Representation	Further Representations 383, 394, 768	Proposal for residential development on field at Les Huriaux, St Andrew (between Half Acre and Glenbrook)	St Andrew	Policy RH1/RH2 (Page 158)	RH1 RCE1 RCE3	Map J08	9-Mar-04	USV	28-Jul-04	X
229	Oatlands Ltd	Representation	(Further Representation 973 WITHDRAWN)	Request to change designation of site from an "Area of High Landscape Quality" to "Non-designated Area" at Oatlands Vineyard, Oatlands Lane, St Sampson	St Sampson	Policy RCE3 (Page 56)	RS4 RE5	Map E09 F09	28-Apr-04	USV	25-Aug-04	X
230	Mr M S Doughty	Representation		Proposal to change of use of Hotel Les Carterets, Cobo, Castel to residential	Castel	Policy RE12 (Page 393)	RCE14 RH1 RH3 RE12	Map F07	3-Mar-04	USV	10-May-04	X
231	Mr & Mrs V S Dorey	Representation		Proposal for residential development at Les Reveaux, Rue St Pierre, St Saviour	St Saviour	Policy RH1/RH2 (Page 268)	RH1	Map J05	10-Mar-04	USV	29-Jul-04	X
232	Mr V S Dorey	Representation	Further Representations 439, 451, 996, 1027, 1273, 1441	Proposal residential development at Wayland, Les Martins, St Sampson	St Sampson	Policy RH1/RH2 (Page 229)	RH1 RCE11 RCE13	Map E08	25-May-04	USV	26-May-04	X
233	Mr R J Carre	Representation		WITHDRAWN 02/03/04 Disagrees with Dire Straits, Basses Capelles, St Sampson being designated as "Non-Designated Area"	St Sampson			Map E08 F08	WITHDRAWN 2-Mar-04			
234	Van Zanten Ltd	Representation	Further Representations 1063,1390, 1393, 1426	Proposal for residential development at a field lying between Route de la Marette/Rue Mahaut, Richmond, St Saviour	St Saviour	Policy RH1/RH2 (Page 249)	RH2 RH3 RCE3 RCE14	Map H05	27-May-04	USV	27-May-04	X
235	Mr T Van Zanten	Representation		Disagrees with the designation of "Area of High Landscape Quality" at Berpa Vineries, Route de Pleinmont, Torfeval.	Torfeval	Policy RCE3 (Page 58) Policy RH1/RH2 (Page 276)	RH2 RH3 RCE3 RCE14	Map K04	3-Mar-04	USV	26-Jul-04	X
236	Van Zanten Ltd	Representation	Further Representations 557-564, 694, 1553	Proposal for residential development on vineyard at Le Courtes Fallaize off Route de Jerbourg, St Martin (adjacent to Haiku) and also believes that the housing policies are too restrictive in "Non-designated Area" areas	St Martin	Policy RH1/RH2 (Page 171)	RH1 RH3 RCE1 RCE14	Map K09	27-May-04	USV	23-Aug-04	X
237	Mr & Mrs P W Staples	Representation		Request for clarification of boundary between area of "Site of Nature Conservation Importance" and domestic use concerning land at Les Petites Mouettes, L'Ancrese, Vale	Vale	Policy RCE4 (Page 69)	RCE4	Map D09	15-Jul-04	USV	25-Aug-04	X
238	Mr M I Guille	Representation		Redesignate land at Beulah from AHLQ to non-designated, Sous les Jardins off Rue des Bergers, Castel.	Castel	Policy RCE3 (Page 50)	RH1 RH2 RH3 RH5 RGEN5 RCE7	Map H06	3-Mar-04	USV	23-Aug-04	X
239	Mr M I Guille	Representation		Proposes amendments to Policies RH2 (Social housing) and RH5 (Dower units) with regard to developing land at Rue des Bouveries, Castel.	Castel	Policy RH1 (Page 92) Policy RH2 (Page 99) Policy RH1/RH2 (Page 108)	RH1 RH2 RH3 RH5 RGEN5 RCE7	Map F07	3-Mar-04	USV	24-Aug-04	X
240	Mr T Bishop	Representation		WITHDRAWN 17/02/04 Disagrees with the statement "provision may be made for additional out of town retail developments only where there is an acknowledged demand" and suggests that this should be a variable decided by market forces rather than the IDC			Section 5 Rural Economy		WITHDRAWN 17-Feb-04			
241	Mr T Bishop	Representation		WITHDRAWN 17/02/04 Refers to Policy RE5 (Garden centres), the Representor objects to the first paragraph on the grounds that the IDC cannot know the demand for a new garden centre before it opens and that the IDC cannot know whether the Island community wants a new development without consulting them.			RE5		WITHDRAWN 17-Feb-04			
242	Mr T Bishop	Representation		WITHDRAWN 17/02/04 Refers to Policy RE13 (Visitor facilities and attractions) the Representor objects to the ongoing belief throughout the Rural Area Plan that the IDC can decide for both the local community and visitors whether they want a development or not.			RE13		WITHDRAWN 17-Feb-04			
243	Berdie Limited	Representation		Believes that the policies concerning social housing are too restrictive with regard to residential development at Calais Vineyard, Calais Lane, St Martin	St Martin	Policy RH1/RH2 (Page 170)	RH2	Map K09	3-Mar-04	USV	29-Jul-04	X
244	Noordam Roses Ltd & Virgin Flowers Ltd	Representation		Believes that the policies concerning social housing are too restrictive with regard to developing La Villaze Nurseries, La Villaze Road, St Andrew for residential development	St Andrew	Policy RH1/RH2 (Page 159)	RH2	Map J07	3-Mar-04	USV	28-Jul-04	X
245	Noordam Roses Ltd	Representation	Link to Representation 359	Believes that the policies concerning social housing are too restrictive with regard to developing La Villaze Nurseries, La Villaze Road, St Andrew for residential development	St Andrew	Policy RH1/RH2 (Page 159)	RH2 RCE6 RCE14	Map J07	3-Mar-04	USV	28-Jul-04	X
246	Mr & Mrs P Noordam	Representation		Proposal for residential development on land at Guillard Lane, St Andrew (between Serenity and La Villaze Nurseries)	St Andrew	Policy RH1/RH2 (Page 159)	RH1	Map J07	3-Mar-04	USV	28-Jul-04	X
247	Mr & Mrs D Cowley	Representation		Proposal to build outbuilding at La Gervaise Farm, Route des Houguets, St Saviour. The Representor also proposes amendments to Policy RE1 (Agricultural Development)	St Saviour	Policy RE1 (Page 354)	RE1	Map I06 J06	11-Mar-04	USV	28-Jul-04	X
248	Mr D Cowley	Representation		Proposal to build farm building and storage areas at La Gervaise Farm, Route des Houguets, St Saviour. The Representor also proposes amendments to Policy RE1 (Agricultural Development)	St Saviour	Policy RE1 (Page 354)	RE1	Map I06 J06	11-Mar-04	USV	28-Jul-04	X
249	Icart Properties Ltd	Representation	Further Representation 828 WITHDRAWN	Proposal to build a farm building on land at Route d'Icart & Rue des Marettes, St Martin. The Representor also proposes amendments to Policy RE1 (Agricultural Development)	St Martin	Policy RE1 (Page 354)	RE1	Map K08 L07 L08	11-Mar-04	USV	26-Jul-04	X

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250	Icart Properties Ltd	Representation		Proposal to build agricultural storage sheds on site of greenhouses at Rue des Houguets, St Saviour. The Representor also proposes amendments to Policy RE1 (Agricultural Development)	St Saviour	Policy RE1 (Page 354)	RE1	Map J06	11-Mar-04	USV	28-Jul-04	X
251	Guernsey Building Developments Ltd	Representation		Proposal to amend policies to allow for the Manor Hotel, Petit Bot, Forest to be used in a more economical way rather than as a hotel	Forest	Policy RE12 (Page 393)	RCE14	Map K07	3-Mar-04 & 20-Apr-04	USV	22-Jul-04	X
252	The C E Le Noury Trust	Representation		Believes that the policies concerning social housing are too restrictive and proposes residential development to the rear of Chemin des Monts Estate/Helston Estate Rue de la Perruque, Castel for residential development	Castel	Policy RH1/RH2 (Page 140)	RH2	Map H07	3-Mar-04	USV	30-Jul-04	X
253	Mr R J Renouf	Representation	Further Representations 456-554, 576-583, 622-626, 871, 892, 962, 1069, 1074, 1078, 1085, 1086, 1170, 1176, 1333, 1420, 1559, 1561	Resignate from AHLQ to non-designated to allow for social housing development at La Planque Vinery, Rue des Marais, Vale	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04	USV	27-Jul-04	X
254	Mr R J Renouf	Representation	Further Representations 456-554, 576-583, 622-626, 872, 893, 1070, 1087, 1421, 1560, 1562	Proposal to amend Policy RH2 (Social housing) to include suitable self-build developments		Policy RH2 (Page 99)	RH2		3-Jun-04			
255	Mr & Mrs M W Dyke	Representation	(Further Representations 829, 1389, 1312 WITHDRAWN)	Concerns about the restriction regarding which bodies can provide social housing and a proposal for this type of development at Edgbaston Vinery, Rue des Escaliers, St Martin	St Martin	Policy RH1/RH2 (Page 176)	RH2	Map K08	15-Jul-04	ASV	26-Jul-04	X
256	Mr & Mrs M W Dyke	Representation	Further Representations 830, 1021	Concerns about the restriction regarding which bodies can provide social housing and a proposal for this type of development at Le Clos Vinery, Rue des Marettes, St Martin	St Martin	Policy RH1/RH2 (Page 175)	RH2	Map K08	15-Jul-04	ASV	26-Jul-04	X
257	Messrs M J & J W Le Page	Representation		Proposal for residential development at Pre De Bas De Retos off Clos de la Cache, Sous Les Courtlis, Castel	Castel	Policy RH1/RH2 (Page 130)	RH1	Map G06	3-Mar-04	USV	23-Aug-04	X
258	Westward Investments Ltd	Representation	Further Representations 705, 1238	Believes that Policy RS4 (Outdoor Recreational Facilities) should reflect the special nature of the Golf Course at La Grande Mare, Vazon, Castel and the necessity to adhere to the general policy for the creation and expansion of the golf course within the designated area approved by the States of Guernsey	Castel	Policy RS4 (Page 408)	RS4	Map G06 H06	14-Jul-04	USV	23-Aug-04	X
259	Westward Investments Ltd	Representation		Request to change designation of La Grande Mare Hotel, Vazon, Castel from an "Area of High Landscape Quality" to "Non-designated Area"	Castel	Policy RCE3 (Page 50)	RCE6 RCE14 RE11	Map G06 H06	20-Apr-04	USV	10-May-04	X
260	Stan Brouard Group Limited & Florex Ltd	Representation	Further Representations 803, 1545 (1227 WITHDRAWN)	Proposals for expansion of Garden Centre at Landes du Marche/Rue du Haut, Vale	Vale	Policy RE5 (Page 265)	RE2 RE5 RE6 RE7 RE9	Map F08	22-Jul-04	ASV + USV to storage site in Forest	22-Jul-04	X
261	Mr Keith R Diamond	Representation	Further Representations 1065, 1200, 1212	Proposal for residential development at Stratheden Vinery, Rue Charruee/Rue du Douit, Vale	Vale	Policy RH1/RH2 (Page 285)	RH1 RH3 RH6 RCE5 RCE14	Map F08	22-Apr-04	ASV	20-Jul-04	X
262	Dr V Tucker	Representation		Proposal for residential development at La Maison de Haut, Les Messuriers, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 187)	RH1 RCE3	Map J05	3-Mar-04	ASV	21-Jul-04	X
263	Mr W A Blackler	Representation		Proposal for residential development on land adjacent to Soleil Cottage, Camp du Roi, Vale	Vale	Policy RH1/RH2 (Page 303)	RH1 RH2		9-Mar-04	USV	27-Jul-04	X
264	Mr & Mrs D H Fallaize	Representation	Further Representations 1218, 1406	Proposal for residential development at Les Rocquettes Vinery, Les Corbinets Route de la Palloterie, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 205)	RH1	Map L05	6-May-04	USV	10-May-04	X
265	Mr K Bishop	Representation	Further Representations 700, 715, 953, 1217	Proposal for residential development on land at Folie Lane, Vale (between Santa Anna and Greystones)	Vale	Policy RH1/RH2 (Page 310)	RH1 RCE6	Map E09	8-Jun-04	USV	25-Aug-04	X
266	Mr J P W & Mrs J Girard	Representation	Further Representation 1207	Request to change a vinery site at the junction of Rue des Houguets and La Route de L'issue, St Saviour from "Area of High Landscape Quality" to "Non-Designated Area", with particular reference to the development of new social community recreational and tourist facilities.	St Saviour	Policy RCE3 (Page 57)	RCE14 RE2 RS1 RS3 RS4	Map J06	3-Mar-04	USV	28-Jul-04	X
267	Rocksand Investments Ltd	Representation	Further Representation 1093	Proposal for residential development on commercial site at the rear of Les Landes Estate off Route des Landes, Vale	Vale	Policy RH1/RH2 (Page 329)	RH1 RH2	Map D10	3-Mar-04 & 11-May-04	USV	25-Aug-04	X
268	Mr & Mrs A P Le Hurry	Representation		Proposal residential development at rear of Le Rouget & Le Papillon, Rue du Tertre, St Andrew	St Andrew	Policy RH1/RH2 (Page 163)	RH1	Map I07	5-May-04	USV	01-Jun-04	X
269	Mr R H Fearis	Representation		Believes the principles set out in Policy RS4 (Outdoor recreational facilities) relating to new horse related development to be unduly restrictive		Policy RS4 (Page 408)	RS4		19-Feb-04			

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270	Mr & Mrs M Bairds	Representation	Further Representations 590, 620, 621, 666, 689, 690, 703, 752, 753, 817, 818, 819, 948, 1221, 1256, 1262, 1265, 1267, 1316, 1486, 1513, (1138 WITHDRAWN)	Proposal to change an area of land bordering Les Vardes Quarry and Route des Pecqueries/Route de Pulias, St Sampson from "Non-designated Area" to an "Area of High Landscape Quality" or "Site of Nature Conservation Importance"	St Sampson	Policy RCE10 (Page 41) Policy RCE4 (Page 66)	RCE3 RCE4 Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04	USV	28-Jul-04	X
271	Mr & Mrs P Birtwistle	Representation	Further Representations 590, 620, 621, 666, 689, 690, 703, 752, 753, 817, 818, 819, 948, 1221, 1256, 1262, 1265, 1267, 1316, 1486, 1513, (1138 WITHDRAWN)	Proposal to change an area of land bordering Les Vardes Quarry and Route des Pecqueries/Route de Pulias, St Sampson from "Non-designated Area" to "Area of High Landscape Quality" or "Site of Nature Conservation Importance"	St Sampson	Policy RCE10 (Page 41) Policy RCE4 (Page 66)	RCE3 RCE4 Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04	USV	28-Jul-04	X
272	Mr & Mrs T P Crowther	Representation	Further Representations 590, 620, 621, 666, 689, 690, 703, 752, 753, 817, 818, 819, 948, 1221, 1256, 1262, 1265, 1267, 1316, 1486, 1513, (1138 WITHDRAWN)	Proposal to change an area of land bordering Les Vardes Quarry and Route des Pecqueries/Route de Pulias, St Sampson from "Non-designated Area" to "Area of High Landscape Quality" or "Site of Nature Conservation Importance"	St Sampson	Policy RCE10 (Page 41) Policy RCE4 (Page 66)	RCE3 RCE4 Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04	USV	28-Jul-04	X
273	Ms A De La Mare & Mr A Batiste	Representation	Further Representations 590, 620, 621, 666, 689, 690, 703, 752, 753, 817, 818, 819, 948, 1221, 1256, 1262, 1265, 1267, 1316, 1486, 1513, (1138 WITHDRAWN)	Proposal to change an area of land bordering Les Vardes Quarry and Route des Pecqueries/Route de Pulias, St Sampson from "Non-designated Area" to "Area of High Landscape Quality" or "Site of Nature Conservation Importance"	St Sampson	Policy RCE10 (Page 41) Policy RCE4 (Page 66)	RCE3 RCE4 Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04	USV	28-Jul-04	X
274	Mr M & Ms A Helyar	Representation	Further Representations 590, 620, 621, 666, 689, 690, 703, 752, 753, 817, 818, 819, 948, 1221, 1256, 1262, 1265, 1267, 1316, 1486, 1513, (1138 WITHDRAWN)	Proposal to change an area of land bordering Les Vardes Quarry and Route des Pecqueries/Route de Pulias, St Sampson from "Non-designated Area" to "Area of High Landscape Quality" or "Site of Nature Conservation Importance"	St Sampson	Policy RCE10 (Page 41) Policy RCE4 (Page 66)	RCE3 RCE4 Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04	USV	28-Jul-04	X
275	Mr B Robert & Ms C Helyar	Representation	Further Representations 590, 620, 621, 666, 689, 690, 703, 752, 753, 817, 818, 819, 948, 1221, 1256, 1262, 1265, 1267, 1316, 1486, 1513, (1138 WITHDRAWN)	Proposal to change an area of land bordering Les Vardes Quarry and Route des Pecqueries/Route de Pulias, St Sampson from "Non-designated Area" to "Area of High Landscape Quality" or "Site of Nature Conservation Importance"	St Sampson	Policy RCE10 (Page 41) Policy RCE4 (Page 66)	RCE3 RCE4 Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04	USV	28-Jul-04	X
276	Mr & Mrs D Trotter	Representation	Further Representations 590, 620, 621, 666, 689, 690, 703, 752, 753, 817, 818, 819, 948, 1221, 1256, 1262, 1265, 1267, 1316, 1486, 1513, (1138 WITHDRAWN)	Proposal to change an area of land bordering Les Vardes Quarry and Route des Pecqueries/Route de Pulias, St Sampson from "Non-designated Area" to "Area of High Landscape Quality" or "Site of Nature Conservation Importance"	St Sampson	Policy RCE10 (Page 41) Policy RCE4 (Page 66)	RCE3 RCE4 Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04	USV	28-Jul-04	X
277	Mr & Mrs A Yabsley	Representation	Further Representations 590, 620, 621, 666, 689, 690, 703, 752, 753, 817, 818, 819, 948, 1221, 1256, 1262, 1265, 1267, 1316, 1486, 1513, (1138 WITHDRAWN)	Proposal to change an area of land bordering Les Vardes Quarry and Route des Pecqueries/Route de Pulias, St Sampson from "Non-designated Area" to "Area of High Landscape Quality" or "Site of Nature Conservation Importance"	St Sampson	Policy RCE10 (Page 41) Policy RCE4 (Page 66)	RCE3 RCE4 Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04	USV	28-Jul-04	X

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278	Mr A Nant	Representation	Further Representations 906-913	Request to have part of the field changed from an "Area of High Landscape Quality" to "Non-designated Area" in order to apply for an extension of the curtilage onto part of the field off Kimberley Estate & Greendale Clos, L'Islet, St Sampson. Also requests amendment to Policy RCE6 (Creation or extension of curtilages) to allow for extension of curtilage onto open land.	St Sampson	Policy RCE6 (Page 73)	RCE6	Map E09	8-Jul-04	USV	26-Jul-04	X
279	Mr H Smith	Representation		WITHDRAWN 02/03/04 Proposal for residential development on land at Route des Faras/Rue Perrot, Forest.	Forest			Map K06	WITHDRAWN 2-Mar-04			
280	Mr E Cooper	Representation		Proposal for residential development of field at Rue du Marais, Vazon, Castel (opposite Le Clos Pare)	Castel	Policy RH1/RH2 (Page 125)	RH1 RH2	Map H05	4-Mar-04	USV	23-Aug-04	X
281	La Société Guernesiaisie	Representation		Concern re new RAP policy approach - Extend RAP to low water level - Supports protection of open land & avoiding unnecessary development (RCE1) - Loss of some current green zones - Stress the environmental quality of the land rather than the visual (RCE3) - More protection for SNCI's (RCE4) - Define developments "close to" SNCI's (RCE4) - Extending domestic curtilages harms the countryside (RCE6) - "Private views" must be considered in planning decisions - RCE8 must include wildlife enhancement - RCE9 poorly protects archaeology - Loss of some current "Conservation Areas" (RCE10) - Allowing residential extensions could increase domestic curtilages & harms the countryside - Limit Social Housing in the Rural Area (RH2) - Define term "agricultural land" - RE10 (Home based employment) could create commercial areas - Define "Rural Centre" boundaries - Define "SNCI's" boundaries - Use Environmental Impact Assessments for major developments - Delete Chouet Headland "Mineral Resource Safeguarding Area" as it is of nature conservation value - Provide for new footpaths (to join up with existing network) & cycle paths		Paragraph 1.6 (Page 29) Paragraph 1.8 (Page 30 & 31) Policy RGEN1 (Page 32) Policy RGEN10 (Page 36) Policy RCE1 (Page 37) Policy RCE3 (Page 49) Policy RCE4 (Page 64 and Page 70) Policy RCE6 (Page 73) Policy RCE8 (Page 75) Policy RCE9 (Page 76) Policy RCE10 (Page 76) Policy RH2 (Page 99) Policy RE4 (Page 361) Policy RE10 (Page 387) Policy RE15 (Page 400)	Various Policies including RCE1 RCE3 RCE4 RCE6 RCE7 RCE8 RCE9 RCE12 RH1 RH2 RH6 RE4 RE10		18-Feb-04			
282	Mr M A Torode	Representation		Believes that the Policy principles set out in Policy RS4 (Outdoor recreational facilities) relating to new horse related development to be unduly restrictive		Policy RS4 (Page 408)	RS4		10-Mar-04			
283	Messrs J Le Noury & R Webb	Representation	Further Representations 824, 1174, 1286	Proposal for residential development at a viney site on the junction between Rue de la Greve and Les Hougues, Vale	Vale	Policy RH1/RH2 (Page 312)	RH1	Map D09 E09	1-Jun-04	USV	25-Aug-04	X
284	Le Riches Stores Ltd	Representation	Further Representations 570, 637	Proposal for future development at Manor Stores, Les Camps du Moulin, St Martin and also the extension to the east of the Rural Centre to include this site	St Martin	Policy RE4 (Page 361)	RE4 RE4b RE10	Map K09	25-May-04	USV	28-Jul-04	X
285	Mrs H Black	Representation		Proposal for residential development at Ladysmith Vinery, Les Grands Marais, Vale in order to be close to the stables and horses to ensure security and safety of the animals	Vale	Policy RH1/RH2 (Page 327)	RH1	Map D10	10-Mar-04	USV	25-Aug-04	X
286	Mr A W Le Page	Representation	Further Representations 426, 427, 936	Proposal for residential development on land at Pont Perrin Vinery, Les Rouvets, Vale.	Vale	Policy RH1/RH2 (Page 293)	RH2 RCE5	Map F08	16-Jun-04	USV	27-Jul-04	X
287	Mr M P W Sebire	Representation		Proposal for residential development on land at L'Ancrese Road adjacent to Le Douit Lane, Vale.	Vale	Policy RH1/RH2 (Page 313)	RH2	Map D09 E09	10-Mar-04	USV	25-Aug-04	X
288	Mr C Le Page	Representation		Proposal residential development on field adjacent to Clos de la Cache, off Sous Les Courtils, Castel	Castel	Policy RH1/RH2 (Page 130)	RH1	Map G06	27-Apr-04	USV	23-Aug-04	X
289	Mr P Esteves	Representation	Further Representations 1530, 1536	Proposal for residential development at the rear of Le Rimonet, Rue de la Lague, Rocquaine, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 195)	RH1 RH2	Map K04	4-Mar-04	USV	26-Jul-04	X
290	Mr & Mrs R Norman	Further Representation	Representation 298	Objection to Representation 298	St Saviour	Policy RH1/RH2 (Page 262)	RCE5	Map I05	10-Jun-04		29-Jul-04	X
291	Mr R Mauger & Mrs F M Mauger	Representation	Further Representations 1398, 1448, 1475	WITHDRAWN 20/05/04 Proposal for residential development on viney site at Rue des Haizes, Vale	Vale			Map E10	WITHDRAWN 20-May-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
292	Ronez Ltd	Representation	Further Representations 812, 813, 814, 949, 1220, 1472, 1487	Request that the Plan recognises the presence of further mineral reserves at Les Vardes Quarry, St Sampson	St Sampson	Paragraph 1.8 (Page 31) Policy RE15 (Page 400)	Policy Paras 1.4 1.5. RCE1 RCE2 RCE3 RCE5 RCE6 RCE7 RCE8 RGEN3 RGEN5 Mineral Resource Safeguarding Area	Map D08 E08	8-Jul-04	ASV	28-Jul-04	X
293	Guernsey Brewery (1920) Ltd	Representation	Further Representations 773, 1010	Proposal to redevelop Hotel Houmet du Nord, Grand Havre, Vale for residential development Also proposes amendments to Policy RH1 (New housing)	Vale	Policy RH1/RH2 (Page 300)	RH1 RH3 RCE6 RCE11 RCE13	Map D08 E08	20-Apr-04	ASV	26-Jul-04	X
294	Les Bourgs Hospice Charitable Trust	Representation		Request for clarification of Hospice, Policy RS1 (Community services) with regard to Les Bourgs Hospice, Rue du Tentre/Bailiff's Cross Rd, St Andrew	St Andrew	Policy RS1 (Page 405)	RS1 RS2	Map I07	17-Feb-04	USV	01-Jun-04	X
295	Leymar Ltd	Representation		Proposal to amend the wording of Policy RE12 (Rationalisation of visitor accommodation) clause b with reference made to Le Douit Farm, Rue des Vinaires, St Pierre du Bois to allow change from self-catering visitor accommodation to residential use.	St Pierre du Bois	Policy RE12 (Page 393)	RE12b	Map J04	9-Mar-04 & 20-Apr-04	USV	12-Jul-04	X
296	Mr K J Giles	Representation	Further Representations 1473, 1489	Proposal for residential development on glasshouse site at Route des Pecqueries/Route de Pulias, St Sampson (adjacent to la Maison du Coins)	St Sampson	Policy RH1/RH2 (Page 242)	RH1	Map D08	8-Jul-04	USV	28-Jul-04	X
297	Mr J E Mahy	Representation	Further Representations 820, 845, 846, 1392, 1485	Proposal residential development on a field at the corner of Rue du Friquet/Les Baissieres, Castel	Castel	Policy RH1/RH2 (Page 137)	RH1	Map G08	7-Jul-04	USV	28-Jul-04	X
298	Mr D L Bray	Representation	Further Representations 290, 354, 750, 942, 980	Proposal for residential development at Falcon Vinery, Le Pre Bourdon, St Saviour	St Saviour	Policy RH1/RH2 (Page 262)	RH1	Map I05	10-Jun-04	USV	29-Jul-04	X
299	Mr D F Cave	Representation		Proposal for residential development of part of a field adjacent to Speyside, La Marette Road, L'Islet, St Sampson	St Sampson	Policy RH1/RH2 (Page 226)	RH1	Map E09	4-Mar-04	USV	26-Jul-04	X
300	Deputy M E Best	Representation		Concerns regarding the general policies for prohibiting new residential development		Policy RH1 (Page 92) Policy RH2 (Page 99)	RH1 RH2 RCE14		9-Mar-04			
301	Mr A Le Tissier	Representation		WITHDRAWN 14/04/04 Proposed residential development at La Banquette, Albecq, Castel	Castel		RH1 RH3 RH5 RH6	Map F06 G06	WITHDRAWN 14-Apr-04			
302	Mr & Mrs J D Fawcett	Representation		Proposal to develop barns to the rear of property known as Courtill Beauchamp, Rue Mainguy, Vale	Vale	Policy RCE14 (Page 85)	RH1 RCE14	Map F08	9-Mar-04	USV	27-Jul-04	X
303	A & C Ltd	Representation	Further Representations 417, 420, 421, 437, 1270	Proposal for residential development at Icart Vinery, Icart Road, St Martin	St Martin	Policy RH1/RH2 (Page 183)	RH1	Map K08	5-May-04	ASV	26-Jul-04	X
304	Mr R C K Wilkes-Green	Representation	Further Representations 1089, 1400	Proposal for residential development at Rue Coutance, Vale (field to the rear of Sohier Clos)	Vale	Policy RH1/RH2 (Page 345)	RH1 RH2 RCE1 RCE3 RCE5	Map E10	13-Jul-04	USV	26-Aug-04	X
305	Mr Max Carling (on behalf of Saline Conservation Group)	Representation	Further Representations 397	Request to change field at Les Grandes Rocques Road, Castel from "Non-designated Area" to a "Site of Nature Conservation Importance"	Castel	Policy RCE4 (Page 65)	RCE4 & Annex 2	Map E07 F07	6-Jul-04	USV	24-Aug-04	X
306	Mr M Gaudion	Representation	Further Representations 885, 965, 966, 1116, 1347, 1382, (1324 WITHDRAWN)	Proposal for residential development of land at Rue de la Cache, St Sampson (adjacent to The Willows)	St Sampson	Policy RH1/RH2 (Page 235)	RH1	Map E08 F08	27-Apr-04	USV	27-Jul-04	X
307	Mr M Gaudion	Representation	Further Representations 946, 1184, 1280 (816 WITHDRAWN)	Proposal for residential development of land at Rue des Cottés, St Sampson (between Le Courtillet and Billet Doux)	St Sampson	Policy RH1/RH2 (Page 234)	RH1	Map E08	27-Apr-04	USV	27-Jul-04	X
308	Mr J M McCormack on behalf of La Société Guernesaise & National Trust of Guernsey	Representation	Further Representations 453, 556, 573, 588, 640, 704, 720, 780, 1002, 1030	The Representer does not agree with the omission of several existing "Conservation Areas" and requests that Les Prevosts area of St Saviour's be reinstated as a "Conservation Area". The Representer feels that the omitted "Conservation Areas" would be unprotected from development	St Saviour	Policy RCE10 (Page 81)	RCE10	Map I06 J06	18-Feb-04	USV	25-Feb-04	X
309	Mr R J Le Prevost	Representation	Further Representations 449, 454, 597, 686, 751, (452 WITHDRAWN)	Proposal for residential development at Les Pieces Lane, Forest (adjacent to Le Treveque)	Forest	Policy RH1/RH2 (Page 147)	RH1 RH3 RGEN13	Map K07	2-Jun-04	USV	03-May-04	X

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310	Mr R Mahy	Representation		Believes that Policies RE7 (Industrial development) & Policy RCE14 (Conversion and re-use of buildings) should be made more flexible to allow for new industrial establishments. Proposal relates to a winery at Pleinheume, Vale (adjacent to Garenne Park)	Vale	Policy RE7/RE9 (Page 382)	RE7 RCE14	Map F08	4-Mar-04	USV	27-Jul-04	X
311	Island Motor Company Property Ltd	Representation		Proposal for residential development on land off Les Mauxmarquis Road, St Andrew. The Representer proposes the additional wording to Policy RH1 (New housing): "Exceptionally, small-scale development not exceeding 2 units of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Andrew	Policy RH1/RH2 (Page 166)	RH1 RCE11 RCE13	Map I08	28-Apr-04	USV	28-Jul-04	X
312	Mr & Mrs H Morgan	Representation	Further Representation 1466	Proposal for residential development at Hafan Hedd, Rocques Barrees, Bordeaux, Vale	Vale	Policy RH1/RH2 (Page 348)	RH1	Map E10	11-Mar-04	USV	26-Aug-04	X
313	Mr D Barsby	Representation		Proposal for residential development at the rear of Le Mur, Camp du Roi, St Sampson	St Sampson	Policy RH1/RH2 (Page 208)	RH1 RH2	Map F08	5-May-04	USV	27-Jul-04	X
314	Mrs J E Guilbert	Representation	Further Representations 1147, 1148	Proposal for residential or social housing development on land at Pearl Vinery, Route de Coutanchez, St Peter Port	St Peter Port	Policy RH1/RH2 (Page 186)	RH1 RH2 RCE5 RE5	Map G09	10-Jun-04	USV	30-Jul-04	X
315	H & A Ltd	Representation		Believes that the policies relating to restaurants and similar establishments do not adequately support the industry. The Representer seeks more scope to develop staff accommodation and/or self-catering accommodation Policy RE11 (Visitor Accommodation) to secure the long term viability of Crabby Jack's, Vazon Bay, Castel	Castel	Policy RE11 (Page 388)	RE11 RCE14 RH3	Map G06	20-Apr-04	USV	10-May-04	X
316	Mr K W Bourgaize	Representation	Further Representations 1039, 1161, 1365	WITHDRAWN 10/06/04 Believes that Policy RCE14 (Conversion & re-use of buildings) should allow the re-use of redundant horticultural buildings in appropriate locations for storage or small scale industrial purposes. Also believes that Policy RH1 (New housing) too restrictive. Illustration for suitable site is a property known as Lowlands, Rue des Mares, St Pierre du Bois	St Pierre du Bois		RH1 RCE14	Map H04	WITHDRAWN 10-May-04		29-Jul-04	X
317	Mr E A Massey	Representation		Proposal for residential development at a field known as Le Tourcamp, Le Dehus Lane, Vale (between Rockneath and Kiley)	Vale	Policy RH1/RH2 (Page 322)	RH1	Map D11	10-Mar-04	USV	25-Aug-04	X
318	C & R Homes Ltd	Representation	Further Representation 1115	Proposal for residential development on winery site (behind Glen Moray) at Calais Lane, St Martin. The Representer proposes the additional wording to Policy RH1 (New housing): "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Martin	Policy RH1/RH2 (Page 169)	RH1 RCE11 RCE13	Map K09	21-Apr-04	USV	29-Jul-04	X
319	Mr & Mrs C P Le Roux	Representation		Proposal for residential development on the southern end of Roseleigh, Les Jenemies, Rue du Rignet, St Saviour	St Saviour	Policy RH1/RH2 (Page 252)	RH1 RCE13 RCE11	Map H05	13-Jul-04	USV	23-Aug-04	X
320	Mr J M McCormack on behalf of La Société Guernesaise & National Trust of Guernsey	Representation	Further Representation 707	The Representer does not agree with the omission of several existing "Conservation Areas" and requests that Les Sages area of St Pierre du Bois be reinstated as a "Conservation Area". The Representer feels that the omitted "Conservation Areas" would be unprotected from development	St Pierre du Bois	Policy RCE10 (Page 80)	RCE12	Map K04 K05 J04	18-Feb-04 (Further Representation heard on 27 July - representer did not attend)	USV	25-Feb-04	X
321	Mr J M McCormack on behalf of La Société Guernesaise & National Trust of Guernsey	Representation	Further Representations 400, 424, 685	The Representer does not agree with the omission of several existing "Conservation Areas" and requests that Le Bigard area of the Forest be reinstated as a "Conservation Area". The Representer feels that the omitted "Conservation Areas" would be unprotected from development	Forest	Policy RCE10 (Page 76 and Page 78)	RCE12	Map K06 L06	18-Feb-04 (Further Representation heard on 15-Jul-04)	USV	25-Feb-04	X
322	Oh So Ltd	Representation		Proposal for residential development of the former Police & Social Club, St Andrew's Road, St Andrew's as a single dwelling	St Andrew	Policy RH1/RH2 (Page 158)	RH1 RH3 RCE13 RCE14	Map I07	20-Apr-04	USV	28-Jul-04	X
323	Mr P Luxon	Representation		Proposal for residential development on land at Le Papillon, Rue de la Cache off Le Rohais de Haut, St Andrew	St Andrew	Policy RH1/RH2 (Page 167)	RH1	Map H08	10-Mar-04	USV	30-Jul-04	X
324	C I Investments Ltd	Representation	Further Representations 632, 688, 1083	Proposal to change designation of an "Area of High Landscape Quality" to "Non-designated Area" to reflect established use of field at Rue des Landes, Forest as a car parking area	Forest	Policy RCE3 (Page 53) Policy RE14 (Page 398)	RCE3 RE14 Strategic & Corporate Plan Policy 31	Map K06	28-Apr-04	USV	10-May-04	X
325	C I Investments Ltd	Representation		Proposal for residential development at the Body Shop site at La Planque Lane, Forest. The Representer proposes the additional wording to Policy RH1 (New housing): "Exceptionally, small scale development not exceeding 2 units of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	Forest	Policy RH1/RH2 (Page 143)	RH1 RCE11 RCE13	Map K06	28-Apr-04	USV	21-Jul-04	X
326	C I Investments Ltd	Representation		Proposal for residential development on land at the corner of La Planque Lane and Rue des Landes, Forest. The Representer proposes the additional wording to Policy RH1 (New housing): "Exceptionally, small scale development not exceeding 2 units of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	Forest	Policy RH1/RH2 (Page 144)	RH1 RCE11 RCE13	Map K06	28-Apr-04	USV	21-Jul-04	X

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327	C I Investments Ltd	Representation		Proposal to redevelop the former Happy Landings Hotel site, Rue des Landes, Forest under Policy RE9 (Commerce related development) or RE14 (Development requiring an airport location)	Forest	Policy RE4 (Page 361) Policy RE7/RE9 (Page 375) Policy RE14 (Page 398)	RE4 RE9 RE11 RE14 RS1 RS3	Map K06 K07	28-Apr-04	USV	10-May-04	X
328	C I Investments Ltd	Representation		Believes that Policy RE9 (Commerce related development) is not flexible enough for further commercial development of the site at Jackson's Garage, Rue des Landes, Forest	Forest	Policy RE7/RE9 (Page 375) Policy RE14 (Page 398)	RE7 RE9 RE14	Map K06 K07	28-Apr-04	USV	10-May-04	X
329	Mr & Mrs B Queru	Representation	Further Representations 652, 1288	Proposal for residential development at Paradis Vinery, Rue des Landes/Rue de la Maraive, Vale	Vale	Policy RH1/RH2 (Page 319)	RH1 RE7	Map D10	8-Jun-04	USV	25-Aug-04	X
330	Mrs D R Wells	Representation		Proposal for residential development at Le Rocre, Retot Lane, Albecq, Castel	Castel	Policy RH1/RH2 (Page 131)	RH1	Map G06	10-Mar-04	USV	23-Aug-04	X
331	H D Brehaut & Sons Ltd	Representation	Further Representations 748, 894	Proposal for residential development at H D Brehaut & Sons Ltd, Route de Carteret, Castel	Castel	Policy RH1/RH2 (Page 109)	RH1	Map F07	27-Jul-04	USV	24-Aug-04	X
332	Mr & Mrs R Allen	Representation	Further Representations 1199, 1213	H D Brehaut & Sons Ltd believes that Policy RH1 (New housing) is too restrictive and considers that this site is appropriate for one or two dwellings as infill development on land Stratheden Vinery at Rue du Douit, Vale as this site is unsuitable for horticultural purposes	Vale	Policy RH1/RH2 (Page 285)	RH1	Map F08	22-Apr-04	USV	28-Jul-04	X
333	Mr & Mrs P Sherbourne	Representation		Proposal for residential development at Westerland, Portinfer Road, Vale	Vale	Policy RH1/RH2 (Page 281)	RH1	Map E07	10-Mar-04	USV	28-Jul-04	X
334	Mr & Mrs N P du Jardin	Representation	Further Representations 630	Proposal for residential development at Les Mauxmarquis, St Andrew	St Andrew	Policy RH1/RH2 (Page 164)	RH1 RCE14	Map I08	20-Apr-04	USV	28-Jul-04	X
335	Mr R McGonnell	Representation		Proposal for residential development at Calais Vinery, Calais Lane, St Martin. Alternatively the Representor considers that Policy RCE14 (Conversion & re-use of buildings) should be made more flexible to enable the conversion of redundant horticultural buildings into dwellings where appropriate	St Martin	Policy RCE14 (Page 85) Policy RH1/RH2 (Page 170)	RH1 RCE14	Map K09	10-Mar-04	USV	29-Jul-04	X
336	Mr & Mrs G Chapman	Representation		Proposal for residential development at the rear of Calstock, Route des Bas Courtills, St Saviour	St Saviour	Policy RH1/RH2 (Page 270)	RH1	Map J06	10-Mar-04	USV	21-Jul-04	X
337	Les Varendes Developments Ltd	Representation	Further Representations 415, 695, 698, 713, 1036	Proposal for residential development within the curtilage of Meadow Grove, Footes Lane, St Peter Port	St Peter Port	Policy RH1/RH2 (Page 184)	RH1	Map H08	12-May-04	USV	30-Jul-04	X
338	Guernsey Brewery (1920) Ltd	Representation	Further Representations 1155, 1159, 1172, 1226, 1235	Proposal for residential development at St Saviour's Tavern, Grande Rue, St Saviour. The Representor proposes the additional wording to Policy RH1 (New housing): "Exceptionally, small-scale developments not exceeding 2 units of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	St Saviour	Policy RH1/RH2 (Page 259)	RH1 RCE11 RCE13 RCE14	Map H05	16-Jun-04	USV	24-Aug-04	X
339	Mr A Whitmore	Representation		Proposal for residential development at La Souffleuresse, Rue du Hamel, Castel	Castel	Policy RH1/RH2 (Page 125)	RH1	Map H06	4-Mar-04	USV	23-Aug-04	X
340	Mr P S Roger	Representation	Further Representations 1088, 1396	Proposal for residential development on a vinery site at Rue Coutance, Vale (adjacent to Coin de Coutance)	Vale	Policy RH1/RH2 (Page 345)	RH1	Map E10	13-Jul-04	USV	26-Aug-04	X
341	Mrs M Robert	Representation		Proposal to develop former glasshouse site at the rear of Beverley, Rue du Passeur & Les Hautes Landes, Vale for residential development	Vale	Policy RH1/RH2 (Page 327)	RH1	Map D10	10-Mar-04	USV	25-Aug-04	X
342	Mr D A O'Sullivan	Representation	Further Representations 653, 1289	WITHDRAWN 19/05/04 Proposal for residential development at Rue de la Maraive, Vale	Vale		RH1 RH2	Map D10	WITHDRAWN 19-May-04			
343	Mr J A Laine	Representation		Request clarification of Policies RS4 (Outdoor recreation facilities) RS4 "clause b", RS4 "clause b part iv", RCE14 (Conversion & re-use of buildings) relating to Le Vaugrat Campsite, St Sampson. Also proposes that Policy RS4 "clause b" includes the words "camp sites" between "motor sports" and "and other areas..."	St Sampson	Policy RS4 (Page 408)	RS4 RCE14	Map E08	9-Mar-04	ASV	28-Jul-04	X
344	States Recreation Committee & Guernsey Sports Commission	Representation	Further Representation 1239	Requests clarification of former Green Zones 1, 2 & 3 to "Area of High Landscape Quality" and the nature of "Areas of High Landscape Quality" should be more accurately explained and described		Paragraph 1.8 (Page 31) Policy RS3 (Page 407) Policy RS4 (Page 408)	RS4 & Policy Section 1.8		19-Feb-04			
345	States Recreation Committee & Guernsey Sports Commission	Representation	Further Representation 1240	Believes that Policy RS4 (Outdoor recreation facilities) it is too restrictive and Policy RS4 "clause b part iv" should be reviewed or deleted		Policy RS3 (Page 407) Policy RS4 (Page 408)	RS4		19-Feb-04			
346	Ms W Le Tissier	Representation		Proposal for residential development at Les Petils, Rue de la Fosse, St Saviour	St Saviour	Policy RH1/RH2 (Page 267)	RH1 RCE3	Map J05	22-Apr-04	USV	29-Jul-04	X
347	Mrs I Offen	Representation	(Further Representation 1452 WITHDRAWN)	Proposal for residential development on former glasshouse site at the rear of La Porte du Nord, Les Portes, St Sampson. Also proposed amendments to Policy RH1 "clause d" to allow such forms of development	St Sampson	Policy RH1/RH2 (Page 246)	RH1d	Map G08	7-Jul-04	USV	30-Jul-04	X
348	Mr & Mrs G E Ayres	Representation	Further Representations 956, 1020, 1281	WITHDRAWN 09/06/04 Proposal for residential development at La Grande Cloture, Route de Portinfer, Vale	Vale		RH1 RH2	Map E07 E08	WITHDRAWN 9-Jun-04			

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349	Mr & Mrs R T Mann	Representation		WITHDRAWN 17/02/04 Proposal for residential development on the site of shed at Marshlands Vinery, Rue des Crabbes, St Saviour	St Saviour			Map H05	WITHDRAWN 17-Feb-04		30-Jul-04	X
350	Mr C J Ozanne	Representation	Further Representations 799, 883, 1185	Proposal to change remainder of vinery site to light industrial use (currently a section of this site is light industrial) at Pleinheurne, Vale	Vale	Policy RE7/RE9 (Page 382)	RE8 RE7(a) RE10 RCE14	Map E08 F08	27-Apr-04	ASV	20-Jul-04	X
351	Mr J D Martel	Representation	(Further Representation 1311 WITHDRAWN)	Proposal for residential development at La Rocque, Hougue du Pommier, Castel	Castel	Policy RH1/RH2 (Page 110)	RH1 RH2b	Map F07	9-Jun-04	USV	24-Aug-04	X
352	Mr C P Guilbert, Mrs S Woods, Mr C P Norman	Representation		Request to change designation of land at Rue du Felconte, St Pierre du Bois from "Area of High Landscape Quality". Also the Representor believes that Policy RH1 (New housing) should allow new build housing.	St Pierre du Bois	Policy RCE3 (Page 54) Policy RH1/RH2 (Page 200)	RCE1 RCE5 RH1	Map H04 I04	4-Mar-04	USV	23-Aug-04	X
353	Mr & Mrs B Singleton	Representation		Request to change designation of land at Courtil Croix, Camp du Roi, St Sampson from "Area of High Landscape Quality". Also the Representor believes that Policy RH1 (New housing) should allow new build housing.	St Sampson	Policy RCE3 (Page 55) Policy RH1/RH2 (Page 206)	RCE1 RCE5 RH1	Map F08	4-Mar-04	USV	27-Jul-04	X
354	Mr A J Le Prevost	Further Representation	Representation 298	Objection to Representation 298	St Saviour	Policy RCE1 (Page 45) Policy RH1/RH2 (Page 262)		Map I05	10-Jun-04		29-Jul-04	X
355	Mrs V E Babbe, J R E Babbe, K M Babbe	Representation	Further Representations 1066, 1214	Proposal for residential development at Gardenia Vinery, Rue Charruee, Vale	Vale	Policy RH1/RH2 (Page 285)	RCE1 RCE5 RH1 RH2	Map F08	22-Apr-04	USV	24-Aug-04	X
356	Mrs V E Babbe, J R E Babbe, K M Babbe	Representation	Further Representations 1067, 1201, 1215	Proposal for residential development at Charruee Vinery, Rue Charruee, Vale	Vale	Policy RH1/RH2 (Page 285)	RCE1 RCE5 RH1 RH2 NON-DESIGNATED AREA	Map F08 G08	22-Apr-04	USV	24-Aug-04	X
357	Mrs V E Babbe, J R E Babbe, K M Babbe	Representation	Further Representations 1068, 1255	Proposal for residential development at Les Blancs Bois Vinery, Rue Cohu, Castel	Castel	Policy RH1/RH2 (Page 116)	RCE1 RCE5 RH1 RH2	Map G07 G08	22-Apr-04	USV	30-Jul-04	X
358	Mrs V E Babbe, J R E Babbe, K M Babbe	Representation	Further Representation 1259	Proposal for residential development at Le Villocq Vinery, Route de Cobo, Castel	Castel	Policy RH1/RH2 (Page 115)	RCE1 RCE3 RCE5 RH1 RH2	Map G07	22-Apr-04	USV	30-Jul-04	X
359	Noordam Roses Limited	Representation	Link Representation 245	Proposal to convert existing packing shed into a private residence at La Villaze Nurseries, Guilliard Lane, St Andrew	St Andrew	Policy RH1/RH2 (Page 159)	RH2	Map J07	22-Jul-04	USV	28-Jul-04	X
360	Mr G Carey	Representation	Further Representations 436, 447, 555, 572, 599, 606, 659, 761	Request clarification as why the field known as "Petersfield" at Rue de la Fosse (Rue des Reines), Forest is designated as "Area of High Landscape Quality". Also the Representor proposes residential development on this site	Forest	Policy RH1/RH2 (Page 150)	RH1	Map K06 L06	29-Apr-04	USV	10-May-04	X
361	Mr G Carey	Representation	Further Representation 860	Proposal for residential development at field at Rue des Corbinets, Forest	Forest	Policy RH1/RH2 (Page 152)	RH1 RCE5	Map L05	29-Apr-04	ASV	22-Jul-04	X
362	Mr G Carey	Representation		Proposal for residential development on field at Le Variou Farm off Rue des Fontenelles, Forest	Forest	Policy RH1/RH2 (Page 153)	RH1	Map L07	29-Apr-04	ASV	22-Jul-04	X
363	Mr & Mrs C C T Ogier	Representation		Proposal for residential development at Brooklyn, corner of Route de Braye & Route Carre, St Sampson	St Sampson	Policy RH1/RH2 (Page 225)	RH1	Map E09	4-Mar-04	USV	26-Aug-04	X
364	Mr & Mrs I R Le Tissier & Mr P Duquemin	Representation	Further Representations 874, 1197, 1422	WITHDRAWN 02/06/04 Proposal for residential development at Le Roussillon, Hougue des Doreys, Vale	Vale			Map F08	WITHDRAWN 2-Jun-04			
365	Mr & Mrs N Le Noury	Representation		Proposal for residential development at Arabesque, Rue du Camp du Douit, St Saviour	St Saviour	Policy RH1/RH2 (Page 254)	RH1	Map H05	28-Apr-04	USV	10-May-04	X
366	Mr & Mrs N Le Noury	Representation	Further Representations 766, 914-919, (1110 WITHDRAWN)	Proposal for residential development at Les Bordes, St Saviour (opposite Le Pommier)	St Saviour	Policy RH1/RH2 (Page 247)	RH1	Map H04	28-Apr-04	USV	23-Aug-04	X
367	Mr Philip Duquemin	Representation	Further Representations 902, 929, 982, 990, 1009, 1097, 1118	WITHDRAWN 26/05/04 Proposal for residential development at La Frie Baton, St Saviour	St Saviour			Map I05	WITHDRAWN 26-May-04			
368	Mr Philip Duquemin	Representation	Further Representations 1449, 1494, 1504, 1507, 1524	WITHDRAWN 26/05/04 Proposal for residential development at Rue du Camp du Douit, St Saviour	St Saviour			Map H05	WITHDRAWN 26-May-04			
369	Mr Philip Duquemin	Representation	Further Representations 1495, 1505, 1508	Proposal to demolish and rebuild existing buildings/sheds at the former Concrete Works at Rue des Crabbes, St Saviour	St Saviour	Policy RE7/RE9 (Page 380)	RE9	Map H05	2-Jun-04	USV	21-Jul-04	X
370	Mrs R Slimm	Representation		Proposal for residential development at the rear of Avranches, Rue des Eturs, Castel	Castel	Policy RH1/RH2 (Page 108)	RH1	Map H07	26-Feb-04	USV	24-Aug-04	X
371	Mr & Mrs R F Benstead	Representation		Proposal for residential development of a field at Rue du Vallet off Rue de L'Ardaine, St Pierre du Bois (adjacent to Le Douit) and a request that the designation be changed to "Non-designated Area".	St Pierre du Bois	Policy RH1/RH2 (Page 191)	RH1	Map J04	4-Mar-04	ASV	12-Jul-04	X

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
372	Mr N H Jackson	Representation	Further Representations 810, 864, 900, 1041, 1119, 1412	Proposal for residential development on two fields (one site) at the junction of Rue de Gron and Rue des Bas Courtlils, St Saviour	St Saviour	Policy RH1/RH2 (Page 268)	RH2b	Map J06	3-Jun-04	USV	03-Jun-04	X
373	Mr N H Jackson	Representation	Further Representations 1099	Proposals for future expansion to include visitor accommodation at Otterbourne Riding Stables, Rue du Planel, Torteval	Torteval	Policy RE11 (Page 388) Policy RS3 (Page 407)	RE11 RCE14 RS3 RS4	Map K05	3-Jun-04	USV	21-Jul-04	X
374	Mr & Mrs G Durman with Mrs S Durman	Representation		Proposal for residential development on field adjacent to the Vazon Pumping Station at Rue De La Mare, Castel	Castel	Policy RH1/RH2 (Page 123)	RH1	Map H06	9-Mar-04	USV	23-Aug-04	X
375	Garenne Investments Ltd	Representation	Further Representations 1000, 1186, 1346, 1360, (1140 & 1325 WITHDRAWN)	Representor believes that Policy RE7 (Industrial development) is too restrictive and Policy RCE14 (Conversion & re-use of buildings) should be expanded to permit redundant horticultural buildings to be used for storage or small scale industrial purposes, e.g. at a former vinery at Rue a Chiens/Rue des Annevilles, St Sampson (opposite La Saudree Vinery)	St Sampson	Policy RCE14 (Page 85)	RE7 RE10 RCE14 Strategic & Corporate Plan Policy SP33	Map F08	4-May-04	USV	27-Jul-04	X
376	Mr S G H Adcock	Representation	Area link to Representation 156	The Representor asks that residential development to be resisted particularly in Le Frie Baton Road, La Rue Clos Landais and La Rue du Pre Bourdon areas of St Saviour.	St Saviour	Policy RCE1 (Page 45)	RH1 RH2	Map H05 I05	10-Jun-04	USV	29-Jul-04	X
377	Mr D Doherty	Representation	Further Representations 806, 985, 1358	Proposal for residential development at Holmdene Vinery, Camp du Roi, St Sampson	St Sampson	Policy RH1/RH2 (Page 206)	RH1	Map F08	27-May-04	USV	27-Jul-04	X
378	Mr D Doherty	Representation	Further Representation 1032	Proposal for residential development at Highbury Vinery, Bailiff's Cross Rd, St Andrew	St Andrew	Policy RH1/RH2 (Page 162)	RH1	Map I07	27-May-04	USV	01-Jun-04	X
379	Mr & Mrs J T Charman	Further Representation	Representation 130	Objection to Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
380	Mr G Eker	Representation		Proposal for residential development at Grande Rue, Vale (adjacent to Shamrock Cottage)	Vale	Policy RH1/RH2 (Page 340)	RH1	Map E10	27-Apr-04	USV	26-Aug-04	X
381	Messrs S & G Bougourd	Representation		Proposal for residential development on land at Les Varendes, St Andrew (between Trevina & Bransgore)	St Andrew	Policy RH1/RH2 (Page 168)	RH1	Map H08	27-Apr-04	ASV	21-Jul-04	X
382	Mr D Duquemin	Representation		Proposal for residential development on a field at Footes Lane, St Peter Port (adjacent to St Raphael) possibly in conjunction with a nearby site.	St Peter Port	Policy RH1/RH2 (Page 185)	RH1	Map G08	27-Apr-04	USV	30-Jul-04	X
383	C R Investments Ltd	Further Representation	Representation 228	Objection to Representation 228	St Andrew	Policy RH1/RH2 (Page 158)	RH1 RCE1 RCE3	Map J08	21-Apr-04			
384	Mrs J E Norman	Further Representation	Representation 130	Concerns about Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
385	Mr & Mrs S Bougourd	Representation	Further Representations 1054, 1056, 1058	Proposal for residential development at Rue des Francais, Castel (adjacent to Nici-Sue and behind Les Genats Estate).	Castel	Policy RH1/RH2 (Page 110)	RH1 RH2	Map F07	15-Jun-04	USV	24-Aug-04	X
386	Mr B Dodd	Representation		Proposal to convert outbuildings to a dwelling at Les Niaux, Talbot Valley, St Andrew	St Andrew	Policy RCE14 (Page 85)	RH1 RCE14	Map I07	4-Mar-04	USV	28-Jul-04	X
387	Mr J Skillett	Representation	Further Representation 905	Believes that Policy RH1 (New housing) is too restrictive to enable development of this site for residential development at Sandy Hook, L'Islet, St Sampson. Also proposes that the Policies should be amended to allow for infill residential development.	St Sampson	Policy RH1/RH2 (Page 228)	RH1 RH2 RH3 RH5	Map E09	14-Jul-04	USV	26-Jul-04	X
388	Mr K Wallace	Representation		Believes that Policy RE1 (Agricultural development) and general policies regarding farming are too inflexible		Policy RE1 (Page 354)	RE1 and general farming policies		25-Feb-04			
389	Mrs J Tolcher	Representation	Further Representations 952, 1100, 1175, 1230, 1302, 1329, 1349	Proposal for residential development at Sevenoaks, Ville-es-Pies, Vale. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	Vale	Policy RH1/RH2 (Page 339)	RH1 RCE11 RCE13	Map E10	28-Apr-04	USV	26-Aug-04	X
390	Mrs J A Angenent	Representation		Proposal for residential development at Flamingo, Basses Capelles, St Sampson	St Sampson	Policy RH1/RH2 (Page 224)	RH1	Map E09 F09	9-Mar-04	USV	24-Aug-04	X
391	Mrs J M Jorgensen	Further Representation	Representation 130	Support for Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
392	Mr M J Mordecai	Further Representation	Representation 21	WITHDRAWN 09/01/2004 Objection to Representation 21. Further Representor supports the IDC interpretation of RAP Policies, believes Rep 21 is fundamentally flawed	Vale			Map E10 E11	WITHDRAWN 9-Jan-04			
393	Mr P Carr	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
394	Mr A Northmore & Miss H Fielding	Further Representation	Representation 228	Objection to Representation 228	St Andrew	Policy RH1/RH2 (Page 158)	RH1 RCE1 RCE3	Map J08	21-Apr-04			
395	Mrs E M Fustic	Further Representation	Representation 130	Concerns about Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
396	Mr D K M Chan	Further Representation	Representation 130	Concerns about Representation 130 (proposed golf course in La Ramee area). Further representor is unclear over how they will satisfy local residents	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			

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397	Mr & Mrs T Allett	Further Representation	Representation 305	Objection to Representation 305	Castel	Policy RCE4 (Page 65)		Map E07 F07	6-Jul-04			
398	Mr D M Le Marquand	Representation		Proposal for residential development of a field at Les Annevilles Farm, Rue des Annevilles, Vale	Vale	Policy RH1/RH2 (Page 302)	RH1	Map F08	2-Mar-04	USV	27-Jul-04	X
399	Mr D M Le Marquand & Stephenson Declaration Trust	Representation	Further Representations 875, 961, 1075, 1108, 1334, 1423	Proposal for residential development (between Sollum Voe and Finlandia)	Vale	Policy RH1/RH2 (Page 291)	RH1	Map F08	3-Jun-04	USV	27-Jul-04	X
400	Mr T S White	Further Representation	Representation 321	Support for Representation 321	Forest	Policy RCE10 (Page 78)		Map K06 L06	18-Feb-04			
401	Mr & Mrs G M Mallett	Representation	Further Representations 450, 876, 996, 1027, 1028, 1029, 1037, 1223, 1274, 1303, 1394, 1439	Objection to any development on horticultural land bordering Les Salines Cottage, Les Salines Lane, St Sampson i.e. at Wayland or Grand Saline field	St Sampson	Policy RH1/RH2 (Page 229)	RH1 RH2	Map E08	25-May-04	USV	26-May-04	X
402	Mr & Mrs Mudge	Further Representation	Representations 66, 156	Support for Representations 66 & 156 which are against further development in St Saviour	St Saviour	Policy RCE5 (Page 71) Policy RH1/RH2 (Page 262)		Map H05 I05	10-Jun-04			
403	Mr D J Roland & Mrs E E Roland & Mr A Roland	Further Representation	Representations 66, 156	Support for Representations 66 & 156 which are against further development in St Saviour	St Saviour	Policy RCE5 (Page 71) Policy RH1/RH2 (Page 262)		Map H05 I05	10-Jun-04			
404	Mrs S Buckley	Further Representation	Representation 130	Concerns about Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
405	Mr & Mrs Rimann	Representation		WITHDRAWN 05/03/04 Redesignate land at Maison des Reines, Rue du Camp du Douit, St Saviour to enable a change of use of an existing stable block to a garage	St Saviour			Map H05	WITHDRAWN 5-Mar-04			
406	Mr & Mrs P Smith	Further Representation	Representations 66, 156	Support for Representations 66 & 156. General objections to further development along the Rue du Lorier	St Saviour	Policy RCE1 (Page 45) Policy RH1/RH2 (Page 262)		Map H05 I05	10-Jun-04			
407	Mrs P Smith	Further Representation	Representations 66, 156	Supports Representations 66 & 156 which are against further development in St Saviour	St Saviour	Policy RCE5 (Page 71)		Map H05 I05	10-Jun-04			
408	Mr B M Loveridge	Further Representation	Representations 66, 156	Supports Representations 66 & 156 which are against further development in St Saviour	St Saviour	Policy RCE5 (Page 71)		Map H05 I05	10-Jun-04			
409	Mr R H Goman	Further Representation	Representations 66, 156	WITHDRAWN 08/06/04 Objection to Representations 66 & 156. Further Representor believes the area should be able to accommodate high density development	St Saviour			Map H05 I05	WITHDRAWN 8-Jun-04			
410	Taramoss Nominees Ltd	Representation	Site link to Representation 48	Proposal for residential development of land at Hougue Rots, La Passeur, St Sampson. Linked to part of site of Representation 48	St Sampson	Policy RH1/RH2 (Page 237) Policy RE7/RE9 (Page 277)	RH1	Map E08	15-Jun-04	USV	27-Jul-04	X
411	States Board of Administration & Guernsey Airport Authority	Further Representation	Representation 188	Concerns about Representation 188 - Further Representor has concerns for new development affecting Airport navigational equipment and flight path etc	St Saviour St Andrew	Policy RE7/RE9 (Page 367)		Map J06	8-Jun-04			
412	Mr A & Miss C Baigent	Representation	Further Representations 795, 811, 834, 861, 866, 880, 896, 897, 967, 1127, 1193, 1194, 1195, 1401	Land "A" Develop site for one dwelling with eco-friendly environment at Les Merriennes, St Martin	St Martin	Policy RH1/RH2 (Page 180)	RH1	Map J08	6-May-04	USV	30-Jul-04	X
413	Mr A & Miss C Baigent	Representation	Further Representations 795, 811, 834, 861, 866, 880, 896, 897, 967, 1127, 1193, 1194, 1195, 1402	Land "B" Develop site for one dwelling with eco-friendly environment at Les Merriennes, St Martin	St Martin	Policy RH1/RH2 (Page 180)	RH1	Map J08	6-May-04	USV	30-Jul-04	X
414	Mr & Mrs D R Guilbert	Representation		WITHDRAWN 30/04/04 Proposal to develop an area of land at the rear of the Cobo United Air Rifle Club at Le Feugre / Ruelle de la Tour, Castel	Castel		RH1 RCE5	Map F07	WITHDRAWN 29-Apr-04			
415	M J W Van Katwyk & Miss P Every	Further Representation	Representation 337	Objection to Representation 337	St Peter Port	Policy RH1/RH2 (Page 184)		Map H08	12-May-04			
416	Mrs H Askew	Representation	Further Representation 683	Proposal for residential development at The Haven, Pont Vaillant Lane	Vale	Policy RH1/RH2 (Page 305)	RH1	Map G08	6-Jul-04	USV	30-Jul-04	X
417	Mr P Walters	Further Representation	Representation 303	Objection to Representation 303	St Martin	Policy RH1/RH2 (Page 183)		Map K08	5-May-04			

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418	Mr & Mrs L J Walsh	Representation		Proposal for residential development at Marland in front of existing property known as Rustings at La Giffarderie, Albecq, Castel	Castel	Policy RH1/RH2 (Page 133)	RH1	Map G06	9-Mar-04	USV	23-Aug-04	X
419	Dr N D Argent	Representation		Strongly supports many of the aims of the plan to conserve and enhance the rural area		Paragraph 1.3 (Page 26)	General Policy		17-Feb-04			
420	Dr N D Argent	Further Representation	Representation 303	Objection to Representation 303	St Martin	Policy RH1/RH2 (Page 183)		Map K08	5-May-04			
421	Mr & Mrs J D Locke	Further Representation	Representation 303	Objection to Representation 303	St Martin	Policy RH1/RH2 (Page 183)		Map K08	5-May-04			
422	Mr C J Brookfield	Representation		Requests that the site is retained as mixed retail/commercial/housing at Deepdene, L'Aumone, Castel	Castel	Policy RH1/RH2 (Page 138) Policy RE4 (Page 361)	RH1 RE4 RE9	Map G07	9-Mar-04	USV	24-Aug-04	X
423	Mr K Hodder	Representation	Representation 401, Further Representations 450, 876, 996, 1029, 1224, 1275, 1303, 1440	Objection to Representation 401. Seeks residential development of field.	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04	USV	26-May-04	X
424	Mr & Mrs C M Smith	Further Representation	Representation 321	WITHDRAWN 12/07/04 Objection to Representation 321	Forest		Conservation	Map K06 L06	WITHDRAWN 12-Jul-04			
425	Mr & Mrs A K Maindonald	Further Representation	Representations 66, 156	Support for Representations 66 & 156 which are against further development in St Saviour	St Saviour	Policy RCE5 (Page 71) Policy RH1/RH2 (Page 262)		Map H05 I05	10-Jun-04			
426	Mr & Mrs M D Le Poidevin	Further Representation	Representation 286	Support for Representation 286	Vale	Policy RH1/RH2 (Page 293)		Map F08	16-Jun-04			
427	Mr D Mechem	Further Representation	Representation 286	Support for Representation 286	Vale	Policy RH1/RH2 (Page 293)		Map F08	16-Jun-04			
428	Mrs P J de Garis	Further Representation	Representation 21	Objection to Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
429	Mr D Blake & Miss S Stuttle	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
430	Mr C C Priaux	Further Representation	Representations 114, 127	Objection to Representations 114 & 127	St Saviour	Policy RH1/RH2 (Page 271)		Map J06	10-Mar-04			
431	Mr S Le Cras	Representation	Further Representation 710 WITHDRAWN	Proposal for residential development at Le Cardinal, La Hougue, Clos du Valle, Vale	Vale	Policy RH1/RH2 (Page 331)	RH1 RH2 RH4 RH5	Map D10	5-May-04	USV	25-Aug-04	X
432	Mr & Mrs P Piriou	Representation		Proposal for residential development at land adjacent to Shek-o, L'Eree, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 204)	RH1	Map I04	9-Mar-04	USV	26-Jul-04	X
433	Mr & Mrs J Legg	Representation		Proposal for residential development on a field on Route des Paysans, St Pierre du Bois (near junction with Route des Paysans au Val and opposite Les Paysans)	St Pierre du Bois	Policy RH1/RH2 (Page 203)	RH1	Map I04 I05	10-Mar-04	USV	29-Jul-04	X
434	Mr D J Gilman & Miss N Luscombe	Further Representation	Representations 66, 156, 298	Support for Representations 66 & 156 which are against further development in St Saviour and Objection to Representation 298	St Saviour	Policy RH1/RH2 (Page 262)		Map H05 I05	10-Jun-04			
435	Mr & Mrs P Ferbrache	Representation		Proposal for residential development at Rockview, Rue de L'Arquet, St Saviour	St Saviour	Policy RH1/RH2 (Page 261)	RH1	Map I04	7-Jul-04	USV	23-Aug-04	X
436	Mr & Mrs C G Moss	Further Representation	Representation 360	Objection to Representation 360	Forest	Policy RH1/RH2 (Page 150)		Map K06 L06	29-Apr-04			
437	Mr C Rolfe	Further Representation	Representation 303	Objection to Representation 303	St Martin	Policy RH1/RH2 (Page 183)		Map K08	5-May-04			
438	Mrs J Vaudin	Representation	Further Representations 977, 1480, 1526, 1527	Proposal for residential development at Le Gregoire, Epineille Road / Les Gigands, St Sampson	St Sampson	Policy RH1/RH2 (Page 222)	RH1	Map F09	26-May-04	USV	25-Aug-04	X
439	Mrs M Turner	Further Representation	Representation 232	Objection to Representation 232	St Sampson	Policy RH1/RH2 (Page 229)			25-May-04			
440	Mr & Mrs M N Gaudin	Representation		WITHDRAWN 28/01/04 Proposal for residential development on land adjacent to Le Vivier, Basses Capelles, St Sampson	St Sampson			Map F09	WITHDRAWN 28-Jan-04			
441	Mr P E Le Page	Representation		Objection to Policy RH2 "clause b" - " the site is directly or adjacent to States-controlled housing" and proposes that it should be changed to allow development of greenhouse sites such as La Canurie Vinery, la Canurie Road, Vale	Vale	Policy RH1/RH2 (Page 332)	RH2b	Map D10/E10	10-Mar-04	USV	26-Aug-04	X
442	Mr P E Le Page	Representation		Objection to Policy RH2 "clause b" - " the site is directly or adjacent to States-controlled housing" and proposes that it should be changed to allow development of greenhouse sites such as Kintyre Vinery, Hougues Magues Lane, St Sampson	St Sampson	Policy RH1/RH2 (Page 210)	RH2b	Map F08	10-Mar-04	USV	24-Aug-04	X
443	Mr E Alder	Representation	Further Representation 1409	Proposal for residential development at former glasshouse site adjacent to Roma, La Mazotte Lane, Vale	Vale	Policy RH1/RH2 (Page 336)	RH1	Map E10	8-Jul-04	USV	26-Aug-04	X
444	Miss J Shorto & Mr G Moullin	Representation	Further Representations 889, 1006, 1052, 1189, 1252, 1459, (1246 WITHDRAWN)	Proposal for residential development at a vinery site between St Rosalie and Hautgard, Rue Sauvage, St Sampson	St Sampson	Policy RH1/RH2 (Page 213)	RH1	Map F08	11-May-04	USV	24-Aug-04	X
445	Mr Q R Vohmann	Further Representation	Representation 197	Objection to Representation 197	Vale	Policy RCE1 (Page 48)		Map E09	16-Jun-04			
446	Mr & Mrs C H Gaudin	Further Representation	Representation 115	Objection to Representation 115	Forest	Policy RH1/RH2 (Page 150)		Map L06	6-May-04			

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447	Mr & Mrs C H Gaudion	Further Representation	Representation 360	Objection to Representation 360	Forest	Policy RH1/RH2 (Page 150)		Map K06 L06	29-Apr-04			
448	Mr & Mrs K J Tostevin	Further Representation	Representation 88	Objection to Representation 88	Forest	Policy RH1/RH2 (Page 146)		Map K07	2-Jun-04			
449	Mr & Mrs K J Tostevin	Further Representation	Representation 309	Objection to Representation 309	Forest	Policy RH1/RH2 (Page 147)		Map K07	2-Jun-04			
450	Mr J Swain	Further Representation	Representations 401, 423	Support for Representation 401 & Objection to Representation 423	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
451	Mr J Swain	Further Representation	Representation 232	Support for Representation 232 Further Representor also proposes to develop site but for only for direct replacement of existing building at Wayland, Les Martins, St Sampson	St Sampson	Policy RH1/RH2 (Page 229)	RH1 RH2	Map E08	25-May-04			
452	Mr & Mrs G Le Prevost	Further Representation	Representation 309	WITHDRAWN 23/04/04 Objection to Representation 309	Forest			Map K07	WITHDRAWN 23-Feb-04			
453	Mr T E Darlow	Further Representation	Representation 308	Objection to Representation 308	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	3-Mar-04			
454	Ms L Le Maitre	Further Representation	Representation 309	Objection to Representation 309	Forest	Policy RH1/RH2 (Page 147)		Map K07	2-Jun-04			
455	Ms L Le Maitre	Further Representation	Representation 88	Objection to Representation 88	Forest	Policy RH1/RH2 (Page 146)		Map K07	2-Jun-04			
456	Miss D Help	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
457	Miss D Help	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
458	Ms K Wicks	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
459	Ms K Wicks	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
460	Mr J Blampied	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
461	Mr J Blampied	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
462	Ms S L Baker	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
463	Ms S L Baker	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
464	Mr Damian Baker	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
465	Mr Damian Baker	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
466	Mr B Upton	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
467	Mr B Upton	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
468	Ms Jennifer Baudains	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
469	Ms Jennifer Baudains	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
470	Mr P Baudains	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
471	Mr P Baudains	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
472	Ms Julie Baudains	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
473	Ms Julie Baudains	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
474	Mr Michael Lanyon	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
475	Mr Michael Lanyon	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
476	Mr Mark Lanyon	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
477	Mr Mark Lanyon	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
478	Miss E Clayton	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
479	Miss E Clayton	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
480	Mr A Wicks	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
481	Mr A Wicks	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
482	Miss N Smith	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
483	Miss N Smith	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
484	Mr S K Smith	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
485	Mr S K Smith	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
486	Mr K M Bennett	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
487	Mr K M Bennett	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
488	Mr Darren F Baker	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
489	Mr Darren F Baker	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
490	Mr D De Jersey	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
491	Mr D De Jersey	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
492	Mr B Dray	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
493	Mr B Dray	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
494	Mr N Dray	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
495	Mr N Dray	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
496	Miss S Domaille	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
497	Miss S Domaille	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
498	Miss D Bullock	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
499	Miss D Bullock	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
500	Mr D Kendall	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
501	Mr D Kendall	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
502	Mr D Parsons	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
503	Mr D Parsons	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
504	Mr W Le Sauvage & Miss A Stubbert	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
505	Mr W Le Sauvage & Miss A Stubbert	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
506	Mr L Barrasin & Ms L J Hutchinson	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
507	Mr L Barrasin & Ms L J Hutchinson	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
508	Mr & Mrs L Francis	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
509	Mr & Mrs L Francis	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
510	Mr N Gamblin	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
511	Mr N Gamblin	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
512	Mr & Mrs D Le Maitre	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
513	Mr & Mrs D Le Maitre	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
514	P R Le Cras	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
515	P R Le Cras	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
516	Ms R Iles	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
517	Ms R Iles	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			

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518	Mr R Wicks	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
519	Mr R Wicks	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
520	Mr J Baudains	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
521	Mr J Baudains	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
522	Miss K Gannon	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
523	Miss K Gannon	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
524	Mr M Gannon	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
525	Mr M Gannon	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
526	Ms A R Toussaint	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
527	Ms A R Toussaint	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
528	Miss L Le Cras	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
529	Miss L Le Cras	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
530	Ms J Sweet	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
531	Ms J Sweet	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
532	Ms R C Smale	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
533	Ms R C Smale	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
534	Mr L R Grant	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
535	Mr L R Grant	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
536	Miss M L Help	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
537	Miss M L Help	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
538	Mr M Help	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
539	Mr M Help	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
540	Mr S Fletcher	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
541	Mr S Fletcher	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
542	Mr B Gill	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
543	Mr B Gill	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
544	Ms A Fletcher	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
545	Ms A Fletcher	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
546	Ms K Fletcher	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
547	Ms K Fletcher	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
548	Miss S Bennett	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
549	Miss S Bennett	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
550	Miss D K Smith	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
551	Mr S P Conroy	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
552	Ms G Conroy	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
553	Mr P Bourgaize	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			

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554	Mr I M Domaille	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
555	Mr G J Rive	Further Representation	Representation 360	Objection to Representation 360	Forest	Policy RH1/RH2 (Page 150)		Map K06 L06	29-Apr-04			
556	Mr & Mrs P F Greening	Further Representation	Representation 308	Objection to Representation 308	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	18-Feb-04			
557	Mr & Mrs J S Machon	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
558	Mr W M Campbell	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
559	Mrs R S Williams	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
560	Mr & Mrs C Silvestri	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
561	Mr & Mrs Le Messurier	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
562	Mr D Urben	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
563	Mr & Mrs D Moullin	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
564	Mr & Mrs K J Woodhard	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
565	Mrs R Brehaut	Representation	Further Representations 1498, 1499, 1500, 1501, 1517	Proposal for residential development at Les Grandes Mielles Farm, Grandes Mielles Lane, Vale	Vale	Policy RH1/RH2 (Page 283)	RH1 RH2	Map F07	9-Mar-04 & 13-May-04	USV	28-Jul-04	X
566	Mrs H Almonte	Representation	Further Representations 592, 719, 730, 739	Proposal for residential development at former vinery site off Les Quatre Vents, Rue de la Corbinerie, St Martin (adjacent to Spranza Vinery)	St Martin	Policy RH1/RH2 (Page 180)	RH1	Map J08	9-Jun-04	USV	21-Jul-04	X
567	Mr S Watts	Further Representation	Representation 13	Objection to Representation 13	St Martin	Policy RH1/RH2 (Page 180)		Map J08	9-Jun-04			
568	Mr H L Mauger and others	Further Representation	Representation 64	Objection to Representation 64	St Martin	Policy RH1/RH2 (Page 172)		Map K09	25-May-04			
569	Mr H L Mauger	Further Representation	Representation 215	Objection to Representation 215	St Martin	Policy RH1/RH2 (Page 172)		Map K09	25-May-04			
570	Mr H L Mauger	Further Representation	Representation 284	Objection to Representation 284	St Martin	Policy RE4 (Page 361)		Map K09	25-May-04			
571	Mr J Briggs	Further Representation	Representation 21	Objection to Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
572	J A Rouillard	Further Representation	Representation 360	Objection to Representation 360	Forest	Policy RH1/RH2 (Page 150)		Map K06 L06	29-Apr-04			
573	F L de Garis	Further Representation	Representation 308	Objection to Representation 308.	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	18-Feb-04			
574	Mr & Mrs P F Greening	Representation	Further Representations 783, 788, 986, 1369 (851 WITHDRAWN)	Proposal for residential development at Ruelle de la Generotte, Castel (to the south of La Maison des Reves)	Castel	Policy RH1/RH2 (Page 114)	RH1	Map G07	4-May-04	USV	30-Jul-04	X
575	Mrs R Levin	Further Representation	Representation 198	Objection to Representation 198	St Andrew	Policy RH1/RH2 (Page 164)		Map I08	29-Apr-04			
576	Ms J Bougourd	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
577	Mr S Bougourd	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
578	J Poole	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
579	J Poole	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
580	K Totty	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
581	K Totty	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
582	M Totty	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
583	M Totty	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2	Map F08	3-Jun-04			
584	Mr & Mrs T J Ozanne	Further Representation	Representation 130	Objection to Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
585	Mr Mark Langlois for B R Langlois & Sons	Further Representation	Representation 103	Objection to Representation 103	Castel	Policy RH1/RH2 (Page 129)	RH1	Map G06	21-Apr-04			

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586	Mr & Mrs A Bougourd	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
587	Mr & Mrs A Bougourd	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
588	C H & H M Bradshaw	Further Representation	Representation 308	Objection to Representation 308	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	18-Feb-04			
589	Mrs L de Kooker	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
590	Mr & Mrs V Froome	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
591	Mr B Parsons	Representation	Representation 21	Objection to Representation 21 and also wants the other half of his property to be designated as a "Non-designated Area" to allow for possible future residential development at Le Jardin Jehannet, Rue des Petites Hougues, Vale	Vale	Policy RCE1 (Page 46)	RH1	Map E10	11-Mar-04	USV	26-Aug-04	X
592	Mr S Watts	Further Representation	Representation 566	Objection to Representation 566	St Martin	Policy RH1/RH2 (Page 180)		Map J08	9-Jun-04			
593	Mr & Mrs J P Rault	Representation		Proposal for residential development at East View, La Marette Road, St Sampson	St Sampson	Policy RH1/RH2 (Page 226)	RH1	Map E09	11-Mar-04	ASV	20-Jul-04	X
594	Mr & Mrs S J Torode	Further Representation	Representation 94	Objection to Representation 594	Castel	Policy RH1/RH2 (Page 141) Policy RE7/RE9 (Page 373)		Map H07	4-May-04			
595	Mr J & Mrs M Loveridge	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
596	Mr N Tongs	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
597	G M Lindsay	Further Representation	Representation 309	Objection to Representation 309	Forest	Policy RH1/RH2 (Page 147)		Map K07	2-Jun-04			
598	G M Lindsay	Further Representation	Representation 88	Objection to Representation 88	Forest	Policy RH1/RH2 (Page 146)		Map K07	2-Jun-04			
599	Mr K Fothergill	Further Representation	Representation 360	Objection to Representation 360	Forest	Policy RH1/RH2 (Page 150)		Map K06 L06	29-Apr-04			
600	Mr & Mrs B Le Noury	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
601	Mr D Jory	Further Representation	Representation 21	Objection to Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
602	Messrs P M & A M Jory	Further Representation	Representation 21	Objection to Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
603	Mr J L Kershaw	Representation		Proposal for residential development adjacent to Somerset, Route Militaire, Vale	Vale	Policy RH1/RH2 (Page 308)	RH1	Map E09	10-Mar-04	USV	25-Aug-04	X
604	Mr J L Le Tocq	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
605	Mrs E Wilkinson	Further Representation	Representations 66, 156	Support for representations 66 & 156 which are against further development in St Saviour	St Saviour	Policy RCE1 (Page 45) Policy RH1/RH2 (Page 262)		Map H05 I05	10-Jun-04			
606	Mr & Mrs J M Greany	Further Representation	Representation 360	Objection to Representation 360	Forest	Policy RH1/RH2 (Page 150)		Map K06 L06	29-Apr-04			
607	Mr & Mrs G Le Poidevin	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
608	Mr & Mrs D Killan	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
609	Mr & Mrs D S Stuart	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
610	Mr & Mrs B J Le Cras	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
611	Mr & Mrs T Betley	Further Representation	Representations 66, 156	Support for Representations 66 & 156 which are against further development in St Saviour	St Saviour	Policy RCE1 (Page 45) Policy RH1/RH2 (Page 262)		Map I05	10-Jun-04			
612	Mr G Minier	Further Representation	Representation 198	Concerns about Representation 198	St Andrew	Policy RH1/RH2 (Page 164)		Map I08	29-Apr-04			
613	Mrs J Le Tissier	Further Representation	Representation 224	Objection to Representation 224	Castel	Policy RCE11 (Page 388)		Map G07	6-Jul-04			
614	Mr H A Le Tissier	Further Representation	Representation 224	Objection to Representation 224	Castel	Policy RCE11 (Page 388)		Map G07	6-Jul-04			
615	Mr A D Smith	Representation		Proposal for residential development at Route de St Andre (Les Mauxmarquis Road), St Andrew (opposite La Croute de Bas)	St Andrew	Policy RH1/RH2 (Page 165)	RH1	Map I08	9-Mar-04	USV	28-Jul-04	X

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616	Mr P Carre	Representation	Further Representations 633, 719, 730, 740	Proposal for residential development at Bali Hai Vinery, Oberlands (Rue de la Corbinerie), St Martin.	St Martin	Policy RH1/RH2 (Page 180)	RH1 RCE5 RGEN7 About the Plan Paragraph 1.3	Map J08	9-Jun-04	ASV	21-Jul-04	X
617	Bordeaux Methodist Church	Further Representation	Representation 21	Objection to Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
618	National Trust of Guernsey	Further Representation	Representation 130	Objection to Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)	RGEN5, RGEN7, RCE1, RCE5, RS4	Map G08	14-Jul-04			
619	La Société Guernesaise	Further Representation	Representation 65	Objection to Representation 65. La Société believes it should stay as a "Site of Nature Conservation Importance"	Castel	Policy RCE4 (Page 66) Policy RH1/RH2 (Page 135)	RCE4 & SITE OF NATURE CONSERVATION IMPORTANCE	Map G07 G08	15-Jul-04			
620	Mrs J Prow	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)	Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04			
621	Mrs B Falla	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)	Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04			
622	Mr J C Falla	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
623	Mr M Ozanne	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
624	Mr M Ozanne	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2		3-Jun-04			
625	D Ozanne	Further Representation	Representation 253	Support for Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
626	D Ozanne	Further Representation	Representation 254	Support for Representation 254		Policy RH2 (Page 99)	RH2		3-Jun-04			
627	Mr R A E Clough	Further Representation	Representation 159	WITHDRAWN 20/02/04 Objection to Representation 159	Castel		Policy RH1 RCE	Map G07	WITHDRAWN 20-Feb-04			
628	Mr & Mrs M Paul	Further Representation	Representation 159	WITHDRAWN 20/02/04 Objection to Representation 159	Castel			Map G07	WITHDRAWN 20-Feb-04			
629	Mr J K Hubert	Further Representation	Representation 198	WITHDRAWN 02/04/04 Objection to Representation 198	St Andrew			Map I08	WITHDRAWN 2-Apr-04			
630	Mr J K Hubert	Further Representation	Representation 334	Objection to Representation 334	St Andrew	Policy RH1/RH2 (Page 164)	RH1 RCE14	Map I08	20-Apr-04			
631	Mr M Jehan	Representation		Proposal for residential development at Grand Douit Road, St Sampson (adjacent to Esperance)	St Sampson	Policy RH1/RH2 (Page 236)	RH1	Map E08 F08	10-Mar-04	USV	24-Aug-04	X
632	Mr F X Paul	Further Representation	Representation 324	Objection to Representation 324	Forest	Policy RCE3 (Page 52)		Map K06	28-Apr-04			
633	Mr S Watts	Further Representation	Representation 616	Objection to Representation 616	St Martin	Policy RH1/RH2 (Page 180)		Map J08	9-Jun-04			
634	Mr P Thoume	Further Representation	Representation 103	Objection to Representation 103	Castel	Policy RH1/RH2 (Page 129)	RH1 RGEN12	Map G06	21-Apr-04			
635	Mr T Lee	Further Representation	Representation 64	Objection to Representation 64	St Martin	Policy RH1/RH2 (Page 172)	RGEN3 RGEN5 RGEN11 RCE1	Map K09	25-May-04			
636	Mr T Lee	Further Representation	Representation 215	Objection to Representation 215	St Martin	Policy RH1/RH2 (Page 172)	RGEN3 RGEN5 RGEN11 RCE1	Map K09	25-May-04			
637	Mr T Lee	Further Representation	Representation 284	Objection to Representation 284	St Martin	Policy RE4 (Page 361)	Rural Centres and Strategic & Corporate Plan Policy 33	Map K09	25-May-04			
638	Dr D DeG De Lisle	Further Representation	Representation 188	Objection to Representation 188	St Saviour St Andrew	Policy RE7/RE9 (Page 367)	General Industrial Policies RE14, RE13 (page 45pt 5) (page 45 first sentence)	Map J06	8-Jun-04			
639	Mrs G Newton	Representation	Further Representation 1008	Proposal for residential development on site adjacent to Les Palmiers, L'Ancresse Road, Vale	Vale	Policy RH1/RH2 (Page 314)	RH1	Map D09	1-Jun-04	USV	25-Aug-04	X
640	Miss Joy Skillett	Further Representation	Representation 308	Objection to Representation 308	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	18-Feb-04			
641	Mr P Wadley	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
642	Mr R K Payne & Mrs A K Robert	Representation	Further Representations 925,1296	Disagrees with this area of land being designated as an "Area of High Landscape Quality". Proposal for residential development at Carriere Lane, Vale (between Braye Farm and Sunnysvale)	Vale	Policy RCE3 (Page 62) Policy RH1/RH2 (Page 347)	RH1 RCE2	Map E10	10-Jun-04	USV	26-Aug-04	X
643	Mr & Mrs I T & Babbe	Further Representation	Representation 43	WITHDRAWN 21/05/04 Concerns about Representation 43	St Saviour			Map J06 J07	WITHDRAWN 21-May-04			
644	Mr & Mrs D B Jehan	Representation	Further Representations 839, 922, 994, 1106, 1351	Proposal for residential development at Les Variouf, Forest (between Les Jardins Des Fleurs and Petit Paradis)	Forest	Policy RH1/RH2 (Page 154)	RH1	Map K07	1-Jun-04	USV	22-Jul-04	X
645	Guernsey Chamber of Commerce	Further Representation	Representation 188	Objection Representation 188	St Saviour St Andrew	Policy RE7/RE9 (Page 367)		Map J06	8-Jun-04			
646	Mr B Robinson	Further Representation	Representation 21	Objection to Representation 21	Vale	Policy RCE1 (Page 46) Policy RE2/RE3 (Page 359)	RCE3 RE2	Map E10 E11	21-Apr-04			
647	States Agriculture & Countryside Board	Representation	Further Representation 1305	The Board agrees with the general objectives to protect land in the Rural Area Plan		Policy RCE1 (Page 37) Policy RE1 (Page 354)	General Agricultural Policies		25-Feb-04			
648	States Agriculture & Countryside Board	Further Representation	Representation 7	Objection to Representation 7	Vale	Policy RE7/RE9 (Page 382)		Map E08	27-Apr-04			
649	States Agriculture & Countryside Board	Further Representation	Representations 64, 215	Objection to Representations 64 & 215	St Martin	Policy RH1/RH2 (Page 172)		Map K09	25-May-04			
650	States Agriculture & Countryside Board	Further Representation	Representation 75	WITHDRAWN 05/07/04 The Board does not have concerns regarding Representation 75	St Peter Port			Map I09	WITHDRAWN 5-Jul-04			
651	States Agriculture & Countryside Board	Further Representation	Representation 130	Objection to Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
652	Mr & Mrs R J Dadd	Further Representation	Representation 329	Objection to Representation 329	Vale	Policy RH1/RH2 (Page 319)	RH1 RH2	Map D10	8-Jun-04			
653	Mr & Mrs R J Dadd	Further Representation	Representation 342	WITHDRAWN 19/05/04 Objection to Representation 342	Vale		RH1 RH2	Map D10	WITHDRAWN 19-May-04			
654	Miss C E Mapley	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38,	Vale			Map D10	WITHDRAWN 3-Jun-04			
655	Mr P Le Tissier	Further Representation	Representation 224	Objection to Representation 224	Castel	Policy RE11 (Page 388)		Map G07	6-Jul-04			
656	Mr N Higgs	Further Representation	Representation 130	Support for Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
657	Mr N & Mrs K Smith	Representation	Link to other Fort Richmond reps	Supports Fort Richmond area in St Saviour's as an "Area of High Landscape Quality" and opposes any further development in the area. Refers to Policies RGEN11 (Effect on adjoining properties), RGEN12 (Flood risk)	St Saviour	Policy RH1/RH2 (Page 249)	RGEN11 RGEN12	Map H05	14-Jul-04	USV	21-Jul-04	X
658	Mr M Brereton	Further Representation	Representation 115	Objection to Representation 115	Forest	Policy RH1/RH2 (Page 150)		Map K06 L06	6-May-04			
659	Mr M Brereton	Further Representation	Representation 360	Objection to Representation 360	Forest	Policy RH1/RH2 (Page 150)		Map K06	29-Apr-04			
660	Sandy Hook Chalets Ltd	Representation		Proposal for residential development at Sandy Hook Chalets, L'Islet, St Sampson	St Sampson	Policy RE12 (Page 393)	RH1 RCE14 RE12	Map E09	20-Apr-04	USV	26-Jul-04	X
661	Mr & Mrs E S Simon	Further Representation	Representation 159	WITHDRAWN 20/02/04 Concerns about Representation 159	Castel			Map G07	WITHDRAWN 20-Feb-04			
662	Mr & Mrs P Humphrey	Further Representation	Representation 102	Objection to Representation 102	Castel	Policy RH1/RH2 (Page 134)		Map F07	15-Jul-04			
663	Mr & Mrs P Humphrey	Further Representation	Representation 41	Objection to Representation 41	Castel	Policy RH1/RH2 (Page 134)		Map F07	15-Jul-04			
664	Mr & Mrs S Le Page	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
665	E G Ozanne	Further Representation	Representation 159	WITHDRAWN 20/02/04 Concerns about Representation 159	Castel			Map G07	WITHDRAWN 20-Feb-04			
666	Mr T C Le Vallee	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)	Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04			
667	Rocquaine Properties Ltd	Representation		WITHDRAWN 05/04/04 Believes that of Policies RE4 (Retail development) & RE13 (Visitor facilities and attractions) are restrictive with reference to the use of the Guernsey Pearl & Coppercraft Centre, Rocquaine, St Pierre du Bois	St Pierre du Bois		RE4 RE13	Map J04	WITHDRAWN 5-Apr-04 (Hearing 20-Apr-04 spoke ad hoc)			
668	Mr N Jones	Further Representation	Representation 215	Objection to Representation 215	St Martin	Policy RH1/RH2 (Page 172)	RGEN 11	Map K09	25-May-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
669	Mr C J Meredith	Representation		Wishes area around Ruette de la Vallee, St Martin (area near St Martin's School) to remain undeveloped	St Martin	Policy RH1/RH2 (Page 178)	RH1 RH2	Map K08	4-May-04	USV	04-Mar-04 & 26-Jul-04	X
670	Guernsey Aero Club	Further Representation	Representation 188	Objection to Representation 188. Further Representor objects to the redesignation of land to the north side of the Airport for industrial development	St Saviour St Andrew	Policy RE7/RE9 (Page 367)		Map J06	8-Jun-04			
671	GHATA	Further Representation	Representation 188	Objection to Representation 188	St Saviour St Andrew	Policy RE7/RE9 (Page 367)		Map J06	8-Jun-04			
672	Mr R Le Couteur	Representation	Further Representations 1236, 1549	Proposal for residential development at Rue de L'Issue, St Pierre du Bois. Reference to Policy RCE5 (Derelict land in the countryside)	St Pierre du Bois	Policy RH1/RH2 (Page 192)	RH1 RCE5	Map J04	5-May-04	USV	26-Jul-04	X
673	Mr & Mrs P Davies	Further Representation	Representation 152	Objection to Representation 152	St Sampson	Policy RH1/RH2 (Page 221)		Map F09	20-Jul-04			
674	Mr & Mrs B Chick	Representation		Proposal for residential development at Dalehurst Vinery & Welton Vinery at Rue des Annevilles, St Sampson/Vale	St Sampson Vale	Policy RH1/RH2 (Page 211)	RH1 RE3 RGEN6	Map F08	6-Jul-04	USV	27-Jul-04	X
675	Mrs C Cormack - Senior Constable for Douzaine of St Martin	Representation	Further Representations 794, 836, 1128, 1271	Support of IDC Horticulture policies	St Martin	Policy RH1/RH2 (Page 176) Policy RH1/RH2 (Page 183) Policy RE2/RE3 (Page 359)	RE2 Horticulture		19-Feb-04 and 5-May04			
676	Mrs C Cormack - Senior Constable for Douzaine of St Martin	Representation	Further Representations 79, 831, 835, 1129, 1272 and Link to Representation 743	Concerns about the deletion of 18 "Conservation Areas" (currently in Rural Area Plan Phase 2) in St Martin's - Calais, Les Mandonnaux, Les Blanchés, Route des Croutes, Le Vallon, Ville Amphrey, Les Camps du Moulin, La Fosse, Icart Rd, (La Barbarie), Saints Rd, La Villette, Les Martins, Les Moulipieds, Rue Maze, Les Merriennes, Carmel, Oberlands, La Belleuse. Additional areas (currently in Rural Area Plan Phase 1) Les Hubits and Sausmarez Road, St Martin	St Martin	Policy RCE10 (Page 76 and Page 79)	Conservation		18-Feb-04 & 5-May-04	USV	04-Mar-04 and 13-May-04	X
677	P J Bell	Further Representation	Representations 34-37	Objections to Representations 34, 35, 36, 37	St Sampson	Policy RCE14 (Page 85) Policy RE4 (Page 361) Policy RS1 (Page 405)	RCE14	Map E09	22-Apr-04			
678	Mr C Leach	Further Representation	Representation 224	Objection to Representation 224	Castel	Policy RE1 (Page 388)	RE11	Map G07	6-Jul-04			
679	Mr & Mrs N C J Coughan	Further Representation	Representation 156	Objection to Representation 156	St Saviour	Policy RCE1 (Page 47) Policy RH1/RH2 (Page 262)	RH1	Map H05 I05	10-Jun-04			
680	Clos Raymond Leterrier Owners Association	Further Representation	Representation 1	Objection to Representation 1	St Sampson	Policy RH1/RH2 (Page 244)		Map G08	6-Jul-04			
681	Clos Raymond Leterrier Owners Association	Further Representation	Representation 155	Objection to Representation 155	St Sampson	Policy RH1/RH2 (Page 244)		Map G08	6-Jul-04			
682	Clos Raymond Leterrier Owners Association	Further Representation	Representation 213	Objection to Representation 213	Vale	Policy RH1/RH2 (Page 305)		Map G08	6-Jul-04			
683	Clos Raymond Leterrier Owners Association	Further Representation	Representation 416	Objection to Representation 416	Vale	Policy RH1/RH2 (Page 305)		Map G08	6-Jul-04			
684	Clos Raymond Leterrier Owners Association	Further Representation	Representation 100	Objection to Representation 100	Vale	Policy RH1/RH2 (Page 304)	RH2	Map F08 G08	6-Jul-04			
685	Mr D W Bishop	Further Representation	Representation 321	Objection to Representation 321	Forest	Policy RCE10 (Page 78)		Map K06 L06	18-Feb-04			
686	Mr & Mrs A H Jackson	Further Representation	Representation 309	Objection to Representation 309	Forest	Policy RH1/RH2 (Page 147)		Map K07	2-Jun-04			
687	Mr & Mrs A H Jackson	Further Representation	Representation 88	Objection to Representation 88	Forest	Policy RH1/RH2 (Page 146)		Map K07	2-Jun-04			
688	Douzaine of Forest	Further Representation	Representation 324	Objections to Representation 324	Forest	Policy RCE3 (Page 53)		Map K06	28-Apr-04			
689	Mr N Jee	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
690	Mr L J Jones	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
691	Mr P Thourne	Further Representation	Representation 224	Objection to Representation 224	Castel	Policy RE11 (Page 388)		Map G07	6-Jul-04			

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692	Mr R Blanchford	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
693	Mr A Fitzpatrick	Further Representation	Representation 64	Objection to Representation 64	St Martin	Policy RH1/RH2 (Page 172)		Map K09	25-May-04			
694	Mr A Fitzpatrick	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
695	Ms C Wickham	Further Representation	Representation 337	Objection to Representation 337	St Peter Port	Policy RH1/RH2 (Page 184)		Map H08	12-May-04			
696	Mrs H Hockaday	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
697	Mrs H Gale	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
698	Mr J C Diligent	Further Representation	Representation 337	Objection to Representation 337	St Peter Port	Policy RH1/RH2 (Page 184)		Map H08	12-May-04			
699	Mr S Coxon	Further Representation	Representation 2	Objection to Representation 2	Vale	Policy RH1/RH2 (Page 307) Policy RE7/RE9 (Page 386)		Map E09	8-Jun-04			
700	Mr S Coxon	Further Representation	Representation 265	Objection to Representation 265	Vale	Policy RH1/RH2 (Page 310)	RH2	Map E09	8-Jun-04			
701	Mr & Mrs A R Elliott	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
702	Mr & Mrs S D Martel	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
703	Mr & Mrs D Yabsley	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
704	Mr I Domaille	Further Representation	Representation 308	Objection to Representation 308	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	18-Feb-04			
705	La Société Guernesiale	Further Representation	Representation 258	Objection to Representation 258	Castel	Policy RS4 (Page 408)	R6 & RS4 R1 & Section 7	Map G06 H06	14-Jul-04			
706	Mr & Mrs K R Bisson	Further Representation	Representation 130	WITHDRAWN 26/05/04 Objection to Representation 130	St Peter Port St Sampson Vale Castel			Map G08	WITHDRAWN 26-May-04			
707	Mr & Mrs D Arblaster	Further Representation	Representation 320	WITHDRAWN 27/07/2004 Support for Representation 320 Further Representer also considers that the proposed "Conservation Area" at Les Sages, St Pierre du Bois should be extended	St Pierre du Bois		Conservation	Map K04 K05 J04	WITHDRAWN 27-Jul-04			
708	Mr D W Ferbrache	Representation		Proposal for residential development at Le Devisse de Haut, Rue de la Grande Maison, St Pierre du Bois.	St Pierre du Bois	Policy RH1/RH2 (Page 199)	RH1	Map K05	2-Jun-04	USV	21-Jul-04	X
709	Mr & Mrs K Priaux	Further Representation	Representation 130	Objection to Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	27-Jul-04			
710	Mr & Mrs T Barnard	Further Representation	Representation 431	WITHDRAWN 12/07/04 Objections to Representation 431	Vale			Map D10	WITHDRAWN 12-Jul-04			
711	Mr M F Bott	Further Representation	Representation 64	Objection to Representation 64	St Martin	Policy RH1/RH2 (Page 172)		Map K09	25-May-04			
712	Mr J Burrows	Further Representation	Representation 220	Objection to Representation 220	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
713	Mr J Williams	Further Representation	Representation 337	Objection to Representation 337	St Peter Port	Policy RH1/RH2 (Page 184)		Map H08	12-May-04			
714	Mr B Cherry	Representation		Proposal for residential development at Les Cerises, Grande Rue, Vale	Vale	Policy RH1/RH2 (Page 335)	RH1	Map E10	5-May-04	USV	26-Aug-04	X
715	Mr & Mrs A D Jenner	Further Representation	Representation 265	Objection to Representation 265	Vale	Policy RH1/RH2 (Page 310)	RH2	Map E09	8-Jun-04			
716	Mr & Mrs C Stanford	Further Representation	Representations 66, 156	WITHDRAWN 13/05/04 Support for Representations 66 & 156 which are against further development in St Saviour	St Saviour			Map H05 I05	WITHDRAWN 13-May-04			
717	Mr & Mrs C W Hunt	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
718	Mr & Mrs L J Morpeth	Further Representation	Representations 66, 156	Support for Representations 66 & 156 which are against further development in St Saviour	St Saviour	Policy RH1/RH2 (Page 262)		Map H05 I05	10-Jun-04			
719	Mr R A Bushell	Further Representation	Representations 13, 566, 616	Objection to Representations 13, 566 & 616	St Martin	Policy RH1/RH2 (Page 180)	RH1 RH2 RGEN7	Map J08	9-Jun-04			
720	Mrs E M Keen	Further Representation	Representation 308	Objection to Representation 308	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	18-Feb-04			
721	Mr M Renouf	Further Representation	Representation 97	Objection to Representation 97	Castel	Policy RH1/RH2 (Page 113)	RH1 RCE1	Map G07	9-Jun-04			
722	Mr D B R Bessin	Representation		Believes that Policy RH1 (New housing) is too restrictive and proposes residential development on land at Kohima, Le Saline, St Sampson	St Sampson	Policy RH1/RH2 (Page 232)	RH1	Map E08	8-Jul-04	USV	24-Aug-04	X
723	T R & R M Willey	Further Representation	Representation 47	Objection to Representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			

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724	T R & R M Willey	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
725	T R & R M Willey	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
726	Mr & Mrs N Vermeulen	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
727	Mr T S Hockey	Representation		Believes that Policy RH1 (New housing) is too restrictive and wishes to develop site for residential development at Silverston, Rue de L'Epine, Vale	Vale	Policy RH1/RH2 (Page 321)	RH1	Map D10	6-May-04	USV	25-Aug-04	X
728	Mrs L Doel	Further Representation	Representation 103	Objection to Representation 103	Castel	Policy RH1/RH2 (Page 129)	RH1	Map G06	21-Apr-04			
729	Mr R Brown	Representation		Believes that the housing policies are too restrictive for future development of the area Refers to land at La Grande Maison, Route de la Grande Maison, Vale (off Rue Sauvage)	Vale	Policy RH6 (Page 352)	RH1	Map E08	1-Jun-04	USV	27-Jul-04	X
730	Mr B Holland	Further Representation	Representations 13, 566, 616	Objection to Representations 13, 566 & 616 Further Representor disputes development on this land because it breaks a covenant	St Martin	Policy RH1/RH2 (Page 180)		Map J08	9-Jun-04			
731	Mrs M Donaldson	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
732	Mr B Bishop	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
733	Miss C Moxon & Mr R Banneville	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
734	Mr S Winterflood	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
735	Mr & Mrs T Pallot	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
736	Mr R De Jersey	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
737	Mr & Mrs D Foxen	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
738	A & N Glass	Further Representation	Representation 13	Objection to Representation 13	St Martin	Policy RH1/RH2 (Page 180)		Map J08	9-Jun-04		21-Jul-04	X
739	A & N Glass	Further Representation	Representation 566	Objection to Representation 566	St Martin	Policy RH1/RH2 (Page 180)		Map J08	9-Jun-04			
740	A & N Glass	Further Representation	Representation 616	Objection to Representation 616	St Martin	Policy RH1/RH2 (Page 180)		Map J08	9-Jun-04			
741	Mr K Laker & Ms D Brown	Further Representation	Representation 21	Concerns about Representation 21	Vale	Policy RCE1 (Page 46)	RCE3 RCE12	Map E10 E11	21-Apr-04			
742	Mrs J Dodd	Representation	Further Representation 926	Proposal for residential development at the rear of Pasquinel, Route de Longfrie, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 188)	RH1b&c RCE1	Map J05	2-Jun-04	USV	03-Jun-04	X
743	Mrs J Le Sauvage	Further Representation	Link to Representation 676	Two additional existing conservation areas not mentioned in Rep 676 but believes these should also be included as conservation areas in the New Rural Area Plan Rev 1. The areas are at Les Hubits & Sausmarez Road, St Martin.	St Martin	Policy RCE10 (Page 79)	Conservation		18-Feb-04			
744	Mr D Phillips	Further Representation	Representation 156	Support for Representation 156 which is against further development in St Saviour	St Saviour	Policy RCE5 (Page 71)	Policy RCE5 RGEN7 & RGEN 10	Map H05 I05	10-Jun-04			
745	Mr D A Barrett	Further Representation	Representation 19	WITHDRAWN 30/04/04 Objection to Representation 19	St Pierre du Bois			Map K05 K06	WITHDRAWN 30-Apr-04			
746	Mr R Collas	Representation	Further Representations 1007, 1202, 1291, 1399	Proposal for residential development on field at Braye Road/La Bailoterie Lane, Vale (next to Spiridisi and Le Vidocq)	Vale	Policy RH1/RH2 (Page 306)	RH1 RH2	Map E09	10-Jun-04	USV	25-Aug-04	X
747	Mr R Collas	Representation	Further Representations 1167, 1168, 1169, 1203, 1292, 1357, 1397	Proposal for residential development on field at Roseland Lane, Vale (between Rosaire and Palm Cottage)	Vale	Policy RH1/RH2 (Page 342)	RH1 RH2	Map E10	10-Jun-04	USV	26-Aug-04	X
748	Mr & Mrs D Rice	Further Representation	Representation 331	Objection to Representation 331	Castel	Policy RH1/RH2 (Page 109)		Map F07	27-Jul-04			
749	Miss R Bean	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)	RCE3	Map E10 E11	21-Apr-04			
750	Mr N Browning & Miss N Luscombe	Further Representation	Representation 298	Objection to Representation 298	St Saviour	Policy RH1/RH2 (Page 262)		Map I05	10-Jun-04			
751	Mr & Mrs G Duquemin	Further Representation	Representation 309	WITHDRAWN 14/06/04 Objection to Representation 309	Forest			Map K07	WITHDRAWN 14-Jun-04			
752	Mr & Mrs G Le Guilcher	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
753	Mrs M Lockett	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
754	Mr G Van Katwyk	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
755	Mr & Mrs S Le Maitre	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
756	Mr & Mrs B Mahy	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
757	Mr N Fitzgerald	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
758	Mr J Domaile & Mrs J Bohuslawski	Representation		Proposal for residential development at junction of Le Mont d'Aval and Route de Cobo, Castel opposite Courtil Gervaise (near La Haye du Puits end)	Castel	Policy RH1/RH2 (Page 114)	RH1	Map G07	25-May-04	USV	30-Jul-04	X
759	Mr G P J Willson	Representation		Would like the two existing buildings (summer cottage & stables) to be considered as one unit of "holiday let" at Site "A" at Rue de la Houguette off Rue des Paysans au Val, St Pierre du Bois	St Pierre du Bois	Policy RCE14 (Page 85)	RCE14	Map I04	26-May-04	USV	29-Jul-04	X
760	Mr G P J Willson	Representation		Proposal to develop site for "farm cottage" on Site "B" Rue de la Houguette off Rue des Paysans au Val, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 202)	RH1	Map I04	26-May-04	USV	29-Jul-04	X
761	Mr J Corbet	Further Representation	Representation 360	Objection to Representation 360	Forest	Policy RH1/RH2 (Page 150)		Map K06 L06	29-Apr-04			
762	Mr A Deane	Further Representation	Representation 94	Objection to Representation 94	Castel	Policy RE7/RE9 (Page 373)		Map H07	4-May-04			
763	Mr E J Gensous	Representation		Proposal for residential development at Two Acres, Les Nouettes, Forest	Forest	Policy RH1/RH2 (Page 142)	RH1 RH2	Map K06	2-Jun-04	USV	03-Jun-04	X
764	Mr & Mrs R B Aylward	Further Representation	Representation 83	WITHDRAWN 05/05/04 Objection to Representation 83	Vale			Map D10	WITHDRAWN 5-May-04			
765	Mrs P D Sarre	Representation		Request to build one dwelling on land at rear of La Mare Cottage, La Mare Road, Castel	Castel	Policy RH1/RH2 (Page 123)	RH1	Map H05	7-Jul-04	USV	23-Aug-04	X
766	Mrs M W Emery NOW MERGED WITH 918	Further Representation	Representation 366	Objection to Representation 366 (see also Further Rep 918)	St Saviour	Policy RH1/RH2 (Page 247)		Map H04	28-Apr-04			
767	Mr & Mrs P A Ellis	Representation	Further Representation 1290	WITHDRAWN 29/06/04 Proposal to convert existing building to dwelling with reference to Policy RH1 (New housing), Site Brise de Mer, La Cloture, L'Ancrese, Vale	Vale			Map D09	WITHDRAWN 29-Jun-04			
768	Mr & Mrs C E Lucas	Further Representation	Representation 228	Objection to Representation 228	St Andrew	Policy RH1/RH2 (Page 159)	RH1 RCE1 RCE3	Map J08	21-Apr-04			
769	Mr & Mrs G Cox	Further Representation	Representation 103	Objection to Representation 103	Castel	Policy RH1/RH2 (Page 129)	RH1 RCE5	Map G06	21-Apr-04			
770	Mr C N Fish	Further Representation	Representation 65	Objection to Representation 65	Castel	Policy RH1/RH2 (Page 135)		Map G07 G08	27-Jul-04			
771	Mr I G Robert	Further Representation	Representation 30	Objection to Representation 30	St Andrew	Policy RH1/RH2 (Page 155)		Map I07 J07 J08	8-Jun-04			
772	Mr J P Lawlor	Further Representation	Representation 30	Objection to Representation 30	St Andrew	Policy RH1/RH2 (Page 155)		Map I07 J07 J08	8-Jun-04			
773	Mrs M Ogier	Further Representation	Representation 293	Objection to Representation 293	Vale	Policy RH1/RH2 (Page 300)		Map D08 E08	15-Jul-04			
774	Mrs P Langlois	Further Representation	Representation 205	Objection to Representation 205	Castel	Policy RH1/RH2 (Page 116)		Map G07	29-Apr-04			
775	Mrs M Gallienne	Representation	Further Representation 1171	Proposal for residential development at adjacent to Donmar, Rue de L'Aitte, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 197)	RH1 RCE6	Map K04	16-Jun-04	USV	26-Jul-04	X
776	Mr E F O'Neill	Representation	Further Representation 1404	Proposal for residential development at Lismoine Lodge, Route de la Palloterie, St Pierre du Bois	St Pierre du Bois	Policy RCE14 (Page 85)	RH1 RCE14c	Map L05	6-May-04	USV	10-May-04	X
777	Mr E F O'Neill	Representation		Proposal for residential development at Valker Vinery, Rue des Fosses, (Rue du Manoir end), Forest	Forest	Policy RH1/RH2 (Page 150)	RH1	Map K06	27-Apr-04	USV	26-Jul-04	X
778	Mr N I De Garis, Mrs J De Garis, Mr I De Garis	Representation	Further Representations 1164, 1165	Proposal for residential development at Croix Creve Coeur, Rue de la Croix Creve Coeur off Frie Baton, St Saviour	St Saviour	Policy RH1/RH2 (Page 261)	RH1	Map I05	26-May-04	USV	29-Jul-04	X
779	Mr I R De Garis	Representation		Proposal for residential development at rear of Terasina, Rue des Longs Camps, St Saviour	St Saviour	Policy RH1/RH2 (Page 271)	RH1	Map J06	15-Jul-04	USV	28-Jul-04	X
780	Mr & Mrs A De Garis	Further Representation	Representation 308	Objection to Representation 308	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	18-Feb-04			
781	Mr & Mrs A De Garis	Representation		Believes that the new Rural Area Plan should allow for development & expansion of existing farm buildings to allow for compliance of farming laws/ regulations. Refers to Le Clos Hoguet Farm, Les Prevosts, St Saviour	St Saviour	Policy RE1 (Page 354)	RE1	Map I07	7-Jul-04	USV	23-Aug-04	X
782	Mr D J Goubert & Mrs M L Scales	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
783	Mr W Kuris	Further Representation	Representation 574	Objection to Representation 574	Castel	Policy RH1/RH2 (Page 114)	RH1 SP1 SP2	Map G07	4-May-04			
784	Ms L Joly	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
785	Mr and Mrs E Pratt	Representation		Proposal for residential development at Les Petils off Rue de la Fosse, St Saviour	St Saviour	Policy RH1/RH2 (Page 267)	RH1	Map J05	5-May-04	USV	29-Jul-04	X
786	Mrs M M Snowdon	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			

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787	Mr J J Rihoy	Further Representation	Representation 199	Objection to Representation 199	Castel	Policy RH1/RH2 (Page 139)		Map H07	13-Jul-04			
788	Ms K Edwards	Further Representation	Representation 574	Objection to Representation 574	Castel	Policy RH1/RH2 (Page 114)	RH1 SP1 SP2	Map G07	4-May-04			
789	La Société Guernésiaise	Representation		Concerns regarding "Light Pollution"		Policy RGEN6 (Pages 34-5)	Light Pollution		18-Feb-04			
790	Mr J Morris	Representation		Proposal for residential development at on junction of Croute Becrel/ Rue des Hauteyards/ La Hougue, Vale	Vale	Policy RH1/RH2 (Page 331)	RH1 RH2	Map D10	26-May-04	USV	25-Aug-04	X
791	Mr & Mrs M S Preece	Further Representation	Representation 3	Objection to Representation 3	St Martin	Policy RE12 (Page 393)		Map J08	20-Apr-04			
792	Mr & Mrs M S Preece	Further Representation	Representation 70	Support for Representation 70	St Martin	Policy RCE1 (Page 40)		Map J08	17-Feb-04			
793	Mr & Mrs M S Preece	Further Representation	Representation 676	Support for Representation 676	St Martin	Policy RCE10 (Page 79)	Conservation		18-Feb-04			
794	Mr & Mrs M S Preece	Further Representation	Representation 675	Support for Representation 675	St Martin	Policy RE2/RE3 (Page 359)	Horticulture		19-Feb-04			
795	Mr & Mrs M S Preece	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
796	Ms J Ozanne	Representation	Further Representations 1166, 1509	Proposal for residential development at Beechroyd, Route de la Marette, Richmond, St Saviour	St Saviour	Policy RH1/RH2 (Page 248)	RH1	Map G05 H05	13-Jul-04	USV	21-Jul-04	X
797	Mr & Mrs J David	Further Representation	Representation 205	Objection to Representation 205	Castel	Policy RH1/RH2 (Page 116)		Map G07	29-Apr-04			
798	Mr R G Phillips & Mr D Guille	Representation		Proposal for residential development at Mayview Vinery, Route du Tertre, Castel	Castel	Policy RH1/RH2 (Page 127)	RH1	Map G06	27-May-04	USV	23-Aug-04	X
799	Mrs V Edwards	Further Representation	Representation 350	Objection to Representation 350	Vale	Policy RE7/RE9 (Page 382)		Map E08 F08	27-Apr-04			
800	Mrs V Edwards	Further Representation	Representation 7	Objection to Representation 7	Vale	Policy RE7/RE9 (Page 382)		Map E08	27-Apr-04			
801	Mrs V Edwards	Further Representation	Representation 47	Objection to Representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
802	Mrs V Edwards	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
803	Mr J Wong & Mr G Hartland	Further Representation	Representation 260	Objection to Representation 260	Vale	Policy RE5 (Page 365)	RE5 RGEN11	Map F08	22-Jul-04			
804	Mr & Mrs J Rossiter	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
805	Mr K Simon	Further Representation	Representation 51	Objection to Representation 51	Castel	Policy RH1/RH2 (Page 120)		Map H06	27-Jul-04			
806	Ms S Robilliard	Further Representation	Representation 377	Objection to Representation 377	St Sampson	Policy RH1/RH2 (Page 206)		Map F08	27-May-04			
807	Le Mont Saint Garage Ltd	Representation	Further Representation 1350	Concerns regarding the restrictions of Policy RE9 (Commerce related development) in relation to the possible expansion and development of the business at Le Mont Saint Garage, St Saviour	St Saviour	Policy RE7/RE9 (Page 381)	RE7 RE9 RCE1 RCE6	Map H05	29-Apr-04	USV	10-May-04	X
808	Mr & Mrs M F Cooper	Further Representation	Representation 17	Support for Representation 17	Vale	Policy RH1/RH2 (Page 317)		Map D09	29-Apr-04			
809	Mr K Dorian	Representation		Proposal for residential development at Shanahoe, Grande Rue / Maison au Compte, Vale	Vale	Policy RH1/RH2 (Page 340)	RH1 RH2 RH3	Map E10	22-Apr-04	USV	26-Aug-04	X
810	Mr & Mrs M J A Barrett	Further Representation	Representation 372	Objection to Representation 372	St Saviour	Policy RH1/RH2 (Page 268)	S & C P Policy 33	Map J06	3-Jun-04	USV	03-Jun-04	X
811	Mr & Mrs R G Cluett	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
812	Mr K W Hall	Further Representation	Representation 292	Objection to Representation 292	St Sampson	Policy RE15 (Page 400)		Map D08 E08	8-Jul-04			
813	Mr L J Le Ray	Further Representation	Representation 292	Objection to Representation 292	St Sampson	Policy RE15 (Page 400)		Map D08 E08	8-Jul-04			
814	Mr H Prigent	Further Representation	Representation 292	Objection to Representation 292	St Sampson	Policy RE15 (Page 400)		Map D08 E08	8-Jul-04			
815	Mrs J A Turner	Further Representation	Representations 47, 48	Objection to Representations 47 & 48	St Sampson	Policy RH1/RH2 (Page 237) Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
816	Mrs J A Turner	Further Representation	Representation 307	WITHDRAWN 28/06/04 Objection to Representation 307	St Sampson			Map E08	WITHDRAWN 28-Jun-04			
817	Mr K W Hall	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
818	Mr L J Le Ray	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			

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819	Mr H Prigent	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
820	Mr B Saunders	Further Representation	Representation 297	Objection to Representation 297	Castel	Policy RH1/RH2 (Page 137)		Map G08	7-Jul-04			
821	Mr & Mrs M S Dean	Further Representation	Representation 51	Objection to Representation 51	Castel	Policy RH1/RH2 (Page 120)		Map H06	27-Jul-04			
822	Mr I S Blatchford	Further Representation	Representation 49	Objections to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
823	Guernsey Farmers Association	Representation		Concerns regarding Policy RE1 (Agricultural development) relating to farming premises		Policy RE1 (Page 354)	RE1 and general farming policies		25-Feb-04			
824	Mr & Mrs S Emmerson	Further Representation	Representation 283	Objection to Representation 283	Vale	Policy RH1/RH2 (Page 312)		Map D09 E09	1-Jun-04			
825	Mr & Mrs A J Camp	Representation	Further Representation 1318	Proposal for residential development at Courtil de Bas Lane, St Sampson	St Sampson	Policy RH1/RH2 (Page 233)	RH1	Map E08	11-May-04	USV	24-Aug-04	X
826	J & D Norman Ltd	Representation	Further Representations 1321, 1327, 1328, 1341, 1343, 1348, 1491	Proposal for residential development on derelict land at Rue de la Ronde Cheminee, Castel (Port Solf Lane end)	Castel	Policy RH1/RH2 (Page 118)	RH1 RGEN7 RGEN12	Map F07	26-May-04	USV	26-May-04	X
827	Mr & Mrs W McDonald	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
828	Mr P Walters	Further Representation	Representation 249	WITHDRAWN 28/01/2004 Objection to Representation 249	St Martin		RH1 RCE1 RE3	Map L07 L08 K08	WITHDRAWN 28-Jan-04			
829	Mr P Walters	Further Representation	Representation 255	WITHDRAWN 12/07/2004 Objection to Representation 255	St Martin			Map K08	WITHDRAWN 12-Jul-04			
830	Mr P Walters	Further Representation	Representation 256	Objections to Representation 256	St Martin	Policy RH1/RH2 (Page 175)		Map K08	15-Jul-04			
831	Mr P Walters	Further Representation	Representation 676	Support for Representation 676	St Martin	Policy RCE10 (Page 79)	Conservation		18-Feb-04			
832	Mr & Mrs P R Le Conte	Representation	Further Representations 1375, 1470	Proposal for residential development at Greenacres Nursery, Le Frie Plaids, Castel	Castel	Policy RH1/RH2 (Page 138)	RH1 RE3 RGEN11	Map H07	16-Jun-04	USV	30-Jul-04	X
833	Mrs F M Ferbrache	Further Representation	Representation 70	Support for Representation 70	St Martin	Policy RCE1 (Page 40)		Map J08	17-Feb-04			
834	Mrs F M Ferbrache	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
835	Mrs F M Ferbrache	Further Representation	Representation 676	Support for Representation 676	St Martin	Policy RCE10 (Page 79)	Conservation		18-Feb-04			
836	Mrs F M Ferbrache	Further Representation	Representation 675	Support for Representation 675	St Martin	Policy RE2/RE3 (Page 359)	Horticulture		19-Feb-04			
837	Mrs F M Ferbrache	Further Representation	Representation 3	Objection to Representation 3	St Martin	Policy RE12 (Page 393)		Map J08	20-Apr-04			
838	Mr & Mrs M Burrows	Further Representation	Representations 34-37	Concerns about Representations 34, 35, 36, 37 (repeated under Representation 1359)	St Sampson	Policy RCE14 (Page 85) Policy RE4 (Page 361) Policy RS1 (Page 405)		Map E09	22-Apr-04			
839	Mr & Mrs R Intin	Further Representation	Representation 644	Objection to Representation 644	Forest	Policy RH1/RH2 (Page 154)		Map K07	1-Jun-04			
840	Mr R Schimek	Representation		Proposal for residential development at Rue Galaad Vinery off Rue du Galaad, Castel	Castel	Policy RH1/RH2 (Page 110)	RH1 RH2 RH3 RCE11 RCE13	Map F07	8-Jul-04	USV	24-Aug-04	X
841	Mrs L Le Vallee	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
842	Mr & Mrs P Chivers	Further Representation	Representation 112	WITHDRAWN 11/02/2004 Objection to Representation 112	Vale			Map D10	WITHDRAWN 11-Feb-04			
843	Mr & Mrs P Chivers	Further Representation	Representation 113	WITHDRAWN 11/02/2004 Objection to Representation 113	Vale			Map D10	WITHDRAWN 11-Feb-04			
844	Messrs D McClean & M Bewey	Representation	Further Representations 1157, 1191, 1253, 1460, (1247 WITHDRAWN)	Proposal for residential development at Shepps Vinery, Route des Basses Capelles, St Sampson. Also believes that Policy RH1 is too restrictive.	St Sampson	Policy RH1/RH2 (Page 215)	RH1	Map F08	11-May-04	USV	24-Aug-04	X
845	Mr I M Lamb	Further Representation	Representation 297	Objection to Representation 297	Castel	Policy RH1/RH2 (Page 137)		Map G08	7-Jul-04			
846	Mr C H J Rey	Further Representation	Representation 297	Objection to Representation 297	Castel	Policy RH1/RH2 (Page 137)		Map G08	7-Jul-04			
847	Mr A L Smith	Representation		Proposal for residential development at on land at L'Etonnellerie Lane, Rue Mainguy, Vale (between Delmore and Kianty)	Vale	Policy RH1/RH2 (Page 294)	RH1	Map E08 F08	15-Jul-04	USV	28-Jul-04	X

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848	Ms W De Bourgonniere on behalf of the Heirs of Mrs L Guille	Representation		Request to redesignate an area of land for residential development off La Rocque Poisson, St Pierre du Bois.	St Pierre du Bois	Policy RH1/RH2 (Page 202)	RH1	Map I04	3-Mar-04	USV	26-Jul-04	X
849	Mr R Gillingham	Representation		Proposal for residential development at Le Courtillet, Rue des Cottes, St Sampson.	St Sampson	Policy RH1/RH2 (Page 234)	RH1 RCE13	Map E08	7-Jul-04	USV	27-Jul-04	X
850	Mr & Mrs G Brehaut	Representation		Proposal for residential development at Clos Landais, St Saviour (between Son Amar and La Haie Fleurie)	St Saviour	Policy RH1/RH2 (Page 265)	RH1	Map J05	5-May-04	USV	29-Jul-04	X
851	Mr & Mrs D Casbolt	Further Representation	Representation 574	WITHDRAWN 10/05/04 Objection to Representation 574	Castel			Map G07	WITHDRAWN 10-May-04			
852	Mr L Hudson	Further Representation	Representations 112,113	WITHDRAWN 11/02/2004 Objection to Representation 112 & 113	Vale			Map D10	WITHDRAWN 11-Feb-04			
853	Mr L Hudson	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
854	Miss M Bromley	Further Representation	Representations 112,113	WITHDRAWN 11/02/2004 Objection to Representation 112 & 113	Vale			Map D10	WITHDRAWN 11-Feb-04			
855	Miss M Bromley	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
856	Mr & Mrs A Taylor	Further Representation	Representation 130	Objection to Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
857	Mr & Mrs A Taylor	Further Representation	Representation 107	Objection to Representation 107	St Peter Port	Policy RH1/RH2 (Page 185)	RH1 RGEN3	Map G08	21-Apr-04			
858	Mrs C U Lenfestey	Further Representation	Representation 77	Objection to Representation 77	St Pierre du Bois	Policy RH1/RH2 (Page 190)		Map J04	26-May-04			
859	National Trust of Guernsey	Representation		Support for the draft policies relating to housing and objects to representations for building on undeveloped or agricultural/horticultural land.		Policy RH1 (Page 92) Policy RE1 (Page 354) Policy RE2/RE3 (Page 359)	RH1 RH2 RE1 RE2 General Policies for housing / agriculture / horticulture		25-Feb-04			
860	National Trust of Guernsey	Further Representation	Representation 361	Objection to Representation 361	Forest	Policy RS4 (Page 152)		Map L04	29-Apr-04			
861	Mr & Mrs M Agnelli	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
862	Mr B J Newsom	Representation	Further Representation 1454	Proposal for residential development on land adjacent to Le Trop Vendu, Rue des Crabbes, St Saviour	St Saviour	Policy RH1/RH2 (Page 255)	RH1	Map H05	28-Apr-04	USV	10-May-04	X
863	Mr & Mrs W Briggs	Further Representation	Representation 51	Objection to Representation 51	Castel	Policy RH1/RH2 (Page 120)		Map H06	27-Jul-04			
864	Mr R Bray	Further Representation	Representation 372	Objection to Representation 372	St Saviour	Policy RH1/RH2 (Page 268)	RCE1 RD1	Map J06	3-Jun-04			
865	Mr J W Jehan	Representation	Further Representations 1326, 1342	Proposal for residential development on land adjacent to Millefiori, Bailloterie Rd / Route de la Perelle, St Saviour.	St Saviour	Policy RH1/RH2 (Page 250)	RH1	Map H05	16-Jun-04	USV	21-Jul-04	X
866	Mr & Mrs J Copeland	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 180)	RH1 RH2	Map J08	6-May-04			
867	Mr & Mrs J Copeland	Further Representation	Representation 3	Objection to Representation 3	St Martin	Policy RE12 (Page 393)	RH1 RH2	Map J08	20-Apr-04			
868	Mr & Mrs T W Roussel	Further Representation	Representation 117	Support for Representation 117	Vale	Policy RH1/RH2 (Page 290)		Map F08	13-Jul-04			
869	Mr & Mrs T W Roussel	Further Representation	Representation 67	WITHDRAWN 03/02/2004 Objection to Representation 67	Vale			Map F08	WITHDRAWN 3-Feb-04			
870	Mr & Mrs T W Roussel	Further Representation	Representation 169	Objection to Representation 169	Vale	Policy RH1/RH2 (Page 289)		Map F08	3-Jun-04			
871	Mr & Mrs T W Roussel	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
872	Mr & Mrs T W Roussel	Further Representation	Representation 254	Objection to Representation 254		Policy RH2 (Page 99)	RH2		3-Jun-04			
873	Mr & Mrs T W Roussel	Further Representation	Representation 260	WITHDRAWN 05/02/04 Objection to Representation 260	Vale			Map F08	WITHDRAWN 5-Feb-04			
874	Mr & Mrs T W Roussel	Further Representation	Representation 364	WITHDRAWN 02/06/04 Objection to Representation 364	Vale			Map F08	WITHDRAWN 3-Jun-04			
875	Mr & Mrs T W Roussel	Further Representation	Representation 399	Objection to Representation 399	Vale	Policy RH1/RH2 (Page 291)		Map F08	3-Jun-04			
876	Mr & Mrs D J Sarre	Further Representation	Representations 401, 423	Support for Representation 401 which is objecting to Representation 423	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
877	Mr P McMahon	Further Representation	Representation 180	Objection to Representation 180	St Andrew	Policy RH1/RH2 (Page 161)		Map I07	5-May-04			
878	Mr P Hendry	Representation		Proposal for residential development at vinery site at Rue de la Cloture off Rue du Banquet, Torteval	Torteval	Policy RH1/RH2 (Page 274)	RH1 RCE14	Map K03	6-May-04	USV	10-May-04	X

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
879	Mr P Hendry	Representation		Proposal to remove original bus garage and replace with one dwelling at the rear of La Verniaz, Route de la Laque / Rue de la Viltote, Torteval	Torteval	Policy RCE14 (Page 85) Policy RH1/RH2 (Page 275)	RH1 RCE14c	Map K03	6-May-04	USV	10-May-04	X
880	Mr & Mrs S Guilbert	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 179)		Map J08	6-May-04			
881	Mr & Mrs A Garwood	Further Representation	Representation 77	Objection to Representation 77	St Pierre du Bois	Policy RH1/RH2 (Page 190)		Map J04	26-May-04			
882	Mr M G Le Huray	Further Representation	Representation 215	Objection to Representation 215	St Martin	Policy RH1/RH2 (Page 172)		Map K09	25-May-04			
883	Mr & Mrs M Collette	Further Representation	Representation 350	Objection to Representation 350	Vale	Policy RE7/RE9 (Page 382)		Map E08 F08	27-Apr-04			
884	Mr & Mrs M Collette	Further Representation	Representation 7	Objection to Representation 7	Vale	Policy RE7/RE9 (Page 382)		Map E08	27-Apr-04			
885	Mr & Mrs M Collette	Further Representation	Representation 306	Objection to Representation 306	St Sampson	Policy RH1/RH2 (Page 235)	RH1 Strategic Land use policies	Map E08 F08	27-Apr-04			
886	Mr & Mrs T Robins	Further Representation	Representation 33	Objection to Representation 33	St Sampson	Policy RH1/RH2 (Page 232)		Map E08	11-May-04			
887	Mr & Mrs T Robins	Further Representation	Representation 201	Objection to Representation 201	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
888	Mr & Mrs T Robins	Further Representation	Representation 20	Objection to Representation 20	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
889	Mr & Mrs T Robins	Further Representation	Representation 444	Objection to Representation 444	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
890	Mr W Barrett & Miss E M Giles	Representation		Proposal for residential development of outbuilding attached to Maison de la Ree, Grande Rue, St Saviour	St Saviour	Policy RCE14 (Page 85)	RCE14	Map H05	10-Mar-04	USV	24-Aug-04	X
891	Mr N G Neville	Further Representation	Representation 67	WITHDRAWN 03/02/04 Objection to Representation 67	Vale			Map F08	WITHDRAWN 3-Feb-04			
892	Mr N G Neville	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)		Map F08	6-Jul-04			
893	Mr N G Neville	Further Representation	Representation 254	Objection to Representation 254		Policy RH2 (Page 99)			6-Jul-04			
894	Mr & Mrs D R Guilbert	Further Representation	Representation 331	Concerns about Representation 331	Castel	Policy RH1/RH2 (Page 109)	RH1 RGEN1 RGEN5	Map F07	27-Jul-04			
895	Mr G H Cook	Further Representation	Representation 179	Objection to Representation 179	Torteval	Policy RH1/RH2 (Page 278)		Map K04	29-Apr-04			
896	Mr M W Pritchard & Mrs E Le Patourel	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
897	Mr & Mrs J G Ewert	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
898	Mr & Mrs G Johns	Further Representation	Representation 113	WITHDRAWN 11/02/2004 Objection to Representation 113	Vale			Map D10	WITHDRAWN 11-Feb-04			
899	Mr & Mrs G Johns	Further Representation	Representation 112	WITHDRAWN 11/02/2004 Objection to Representation 112	Vale			Map D10	WITHDRAWN 11-Feb-04			
900	Mr J F Brodrick	Further Representation	Representation 372	Objection to Representation 372	St Saviour	Policy RH1/RH2 (Page 268)		Map J06	3-Jun-04			
901	Mr & Mrs S J Tostevin	Further Representation	Representation 6	Objection to Representation 6	St Saviour	Policy RH1/RH2 (Page 253)		Map H05	20-Apr-04			
902	Mr & Mrs A N Pickering	Further Representation	Representation 367	WITHDRAWN 26/05/04 Objection to Representation 367	St Saviour			Map I05	WITHDRAWN 26-May-04			
903	Mr M Dumont	Further Representation	Representation 29	Objection to Representation 29	St Andrew	Policy RH1/RH2 (Page 156)		Map J07	8-Jun-04			
904	Mr C Weedon	Further Representation	Representation 72	Objection to Representation 72	St Pierre du Bois	Policy RH1/RH2 (Page 189)		Map J05	13-May-04			
905	Mr Q R Vohmann	Further Representation	Representation 387	Objection to Representation 387	St Sampson	Policy RH1/RH2 (Page 228)	RH1	Map E09	14-Jul-04			
906	Mr R McCormack	Further Representation	Representation 278	Concerns about Representation 278	St Sampson	Policy RCE6 (Page 73)		Map E09	8-Jul-04			
907	Mr & Mrs R Read	Further Representation	Representation 278	Concerns about Representation 278	St Sampson	Policy RCE6 (Page 73)		Map E09	8-Jul-04			
908	Mr & Mrs N Le Cheminant	Further Representation	Representation 278	Concerns about Representation 278	St Sampson	Policy RCE6 (Page 73)		Map E09	8-Jul-04			
909	Mr & Mrs B Jones	Further Representation	Representation 278	Concerns about Representation 278	St Sampson	Policy RCE6 (Page 73)		Map E09	8-Jul-04			
910	Mr & Mrs D Michel	Further Representation	Representation 278	Concerns about Representation 278	St Sampson	Policy RCE6 (Page 73)		Map E09	8-Jul-04			
911	Mr & Mrs H Duffield	Further Representation	Representation 278	Concerns about Representation 278	St Sampson	Policy RCE6 (Page 73)		Map E09	8-Jul-04			
912	Mr & Mrs G Wilson	Further Representation	Representation 278	Concerns about Representation 278	St Sampson	Policy RCE6 (Page 73)		Map E09	8-Jul-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
913	Mr & Mrs N Ponte	Further Representation	Representation 278	Concerns about Representation 278	St Sampson	Policy RCE6 (Page 73)		Map E09	8-Jul-04			
914	Dr P Riley	Further Representation	Representation 366	Objection to Representation 366	St Saviour	Policy RH1/RH2 (Page 247)		Map H04	28-Apr-04			
915	Mr & Mrs Elliott	Further Representation	Representation 366	Objection to Representation 366	St Saviour	Policy RH1/RH2 (Page 247)		Map H04	28-Apr-04			
916	Mrs D De Jersey	Further Representation	Representation 366	Objection to Representation 366	St Saviour	Policy RH1/RH2 (Page 247)		Map H04	28-Apr-04			
917	Mr & Mrs Le Ray	Further Representation	Representation 366	Objection to Representation 366	St Saviour	Policy RH1/RH2 (Page 247)		Map H04	28-Apr-04			
918	Mrs M Emery	Further Representation	Representation 366	Objection to Representation 366	St Saviour	Policy RH1/RH2 (Page 247)		Map H04	28-Apr-04			
919	Mr & Mrs Corbet	Further Representation	Representation 366	Objection to Representation 366	St Saviour	Policy RH1/RH2 (Page 247)		Map H04	28-Apr-04			
920	Mr R J W Fox	Representation	Further Representation 1467	WITHDRAWN 06/07/04 Representor proposes that Hougue de Noirmont Quarry off Parcq Lane, Vale be redesignated as a "Non-Designated Area"	Vale		Use of Existing Quarries	Map D11	WITHDRAWN 6-Jul-04			
921	Mr R J W Fox	Representation		Concerns regarding the various uses of existing quarries under the new Rural Area Plan		Policy RCE5 (Page 71) Policy RD1 (Page 424)	RD1		17-Feb-04			
922	Mr & Mrs Rouillard	Further Representation	Representation 644	Objection to Representation 644	Forest	Policy RH1/RH2 (Page 154)		Map K07	1-Jun-04			
923	Mr & Mrs Cotterill	Further Representation	Representations 47, 48	Objection to Representations 47 & 48	St Sampson	Policy RH1/RH2 (Page 237) Policy RE7/RE9 (Page 377)		Map E08	14-Jul-04			
924	Mr A Spruce	Further Representation	Representation 33	Objection to Representation 33	St Sampson	Policy RH1/RH2 (Page 232)		Map E08	11-May-04			
925	Mr M Stacey	Further Representation	Representation 642	Objection to Representation 642	Vale	Policy RCE3 (Page 62) Policy RH1/RH2 (Page 347)		Map E10	10-Jun-04			
926	Mr M & Mrs J Caseby	Further Representation	Representation 742	Objection to Representation 742	St Pierre du Bois	Policy RH1/RH2 (Page 188)	RH1 sections B & C	Map J05	2-Jun-04			
927	Mr W E Duell	Further Representation	Representation 205	Objection to Representation 205	Castel	Policy RH1/RH2 (Page 117)		Map G07	29-Apr-04			
928	Mr & Mrs T V Tostevin	Further Representation	Link to Representation 103	Objection to Representation 103	Castel	Policy RH1/RH2 (Page 129)	Strategic & Corporate Plan Policies 33 & 34 RH1	Map G06	21-Apr-04			
929	Mr & Mrs D McPhie	Further Representation	Representation 367	WITHDRAWN 26/05/04 Objection to Representation 367	St Saviour			Map I05	WITHDRAWN 26-May-04			
930	Mr & Mrs N Simon	Representation	Further Representations 1355, 1450, 1456	Proposal for residential development at rear of Bramble House, Longue Rue / Camp du Douit, St Saviour	St Saviour	Policy RH1/RH2 (Page 254)	RH1	Map H05	15-Jul-04	USV	10-May-04	X
931	Mr & Mrs J R Symons	Further Representation	Representation 72	Objection to Representation 72	St Pierre du Bois	Policy RH1/RH2 (Page 189)		Map J05	13-May-04			
932	Mr & Mrs D Bromley	Further Representation	Representation 205	Objection to Representation 205	Castel	Policy RH1/RH2 (Page 116)		Map G07	29-Apr-04			
933	Mr J F Dyke	Representation		Proposes that the area around Effards Lane off Le Preel, Castel be redesignated as a "Conservation Area"	Castel	Policy RCE10 (Page 78)	RCE10 Conservation	Map H07	25-May-04	USV	25-Feb-04 & 1-Jun-04	X
934	Mr J F Dyke	Representation	Further Representation 1362	Proposes that the land adjacent to Les Queux Manor House , Rue du Preel / Les Queux Lane Castel be redesignated as an "Area of High Landscape Quality"	Castel	Policy RCE1 (Page 39)	RCE1 RCE12 RGEN4 RGEN5 RGEN6	Map H07	25-May-04	USV	25-Feb-04 & 1-Jun-04	X

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935	Mr J Vaudin & Miss K Thompson	Representation	Further Representation 1222	Believes that Policies RH1 (New housing) & RCE14 (Conversion & re-use of buildings) are too restrictive with regard to residential development at La Croute Vinery, La Passeur, St Sampson	St Sampson	Policy RH1/RH2 (Page 243)	RH1 RCE14	Map E08	7-Jul-04	USV	28-Jul-04	X
936	Acacia Clos Residents Association	Further Representation	Representation 286	Objections to Representation 286	Vale	Policy RH1/RH2 (Page 293)		Map F08	16-Jun-04			
937	Mr R H Burton	Representation		Believes that Policy RH1 (New housing) is too restrictive and believes that an area of land at Rue des Nafiaux, St Andrew would be appropriate for infill development	St Andrew	Policy RH1/RH2 (Page 157)	RH1	Map J08	10-Mar-04	USV	28-Jul-04	X
938	Mrs S Aldwell	Further Representation	Representation 115	Objection to Representation 115	Forest	Policy RH1/RH2 (Page 120)		Map L06	6-May-04			
939	Le Villioq Estate Residents Association	Further Representation	Representation 65	Objection to Representation 65	Castel	Policy RH1/RH2 (Page 135)		Map G07 G08	15-Jul-04			
940	Mr & Mrs J L Dodd	Further Representation	Representation 66	Support for Representation 66	St Saviour	Policy RH1/RH2 (Page 262)		Map H05 I05	10-Jun-04			
941	Mr & Mrs J L Dodd	Further Representation	Representation 156	Support for Representation 156	St Saviour	Policy RCE5 (Page 71)		Map H05 I05	10-Jun-04			
942	Mr & Mrs J L Dodd	Further Representation	Representation 298	Objection to Representation 298	St Saviour	Policy RH1/RH2 (Page 262)		Map I05	10-Jun-04			
943	Mr & Mrs P J Falla	Further Representation	Representation 47	Objection to Representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
944	Mr & Mrs P J Falla	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
945	Mr & Mrs P J Falla	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
946	Mr & Mrs P J Falla	Further Representation	Representation 307	Objection to Representation 307	St Sampson	Policy RH1/RH2 (Page 234)		Map E08	27-Apr-04			
947	Mr & Mrs P J Falla	Further Representation	Representation 93	Objection to Representation 93	St Sampson	Policy RH1/RH2 (Page 211) Policy RE7/RE9 (Page 379)		Map F08	4-May-04			
948	Mr & Mrs P J Falla	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
949	Mr & Mrs P J Falla	Further Representation	Representation 292	Objection to Representation 292	St Sampson	Policy RE15 (Page 400)		Map D08 E08	8-Jul-04			
950	Mr N E Gavey	Further Representation	Representation 66	Objection to Representation 66	St Saviour	Policy RCE1 (Page 45) Policy RH1/RH2 (Page 262)		Map I05	10-Jun-04			
951	Mr N E Gavey	Further Representation	Representation 156	Objection for Representation 156	St Saviour	Policy RCE1 (Page 45)		Map H05 I05	10-Jun-04			
952	Mr & Mrs P A Kiddy	Further Representation	Representation 389	Objection to Representation 389	Vale	Policy RH1/RH2 (Page 339)		Map E10	28-Apr-04			
953	Mr & Mrs S J Turvey	Further Representation	Representation 265	Objection to Representation 265	Vale	Policy RH1/RH2 (Page 310)		Map E09	8-Jun-04			
954	Mr I Hunter	Further Representation	Representation 83	Objection to Representation 83	Vale	Policy RH1/RH2 (Page 315)		Map D10	13-Jul-04			
955	Mr & Mrs A Lindsay	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)		Map E10	9-Jun-04			
956	Mrs Y M Daley	Further Representation	Representation 348	WITHDRAWN 09/06/04 Objection to Representation 348	Vale			Map E07 E08	WITHDRAWN 9-Jun-04			
957	Mr & Mrs N Ashplant	Representation		WITHDRAWN 08/03/04 Proposal for residential development on land at Santa Rosa, Rue Cohu, Castel	Castel			Map G07	WITHDRAWN 8-Mar-04			
958	Mr & Mrs N Ashplant	Representation		WITHDRAWN 08/03/04 Proposes re-wording of Policy RH1	Castel			Map G07	WITHDRAWN 8-Mar-04			
959	Mr D J Le Prevost	Further Representation	Representation 67	WITHDRAWN 03/02/2004 Objection to Representation 67	Vale			Map F08	WITHDRAWN 3-Feb-04			
960	Mr D J Le Prevost	Further Representation	Representation 169	Objection to Representation 169	Vale	Policy RH1/RH2 (Page 289)		Map F08	3-Jun-04			
961	Mr D J Le Prevost	Further Representation	Representation 399	Objection to Representation 399	Vale	Policy RH1/RH2 (Page 291)		Map F08	3-Jun-04			
962	Mr D J Le Prevost	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
963	Mr H Bromley	Further Representation	Representation 65	Objection to Representation 65	Castel	Policy RH1/RH2 (Page 135)		Map G07 G08	15-Jul-04			

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964	Mr H Bromley	Representation		Request to redesignate land to allow conversion of existing concrete building on land at the rear of Le Juge Vent, Le Villocq Lane, Castel	Castel	Policy RCE3 (Page 51)	RH1 RCE14	Map G07	15-Jul-04	USV	30-Jul-04	X
965	Mr K Semple & Miss C Loser	Further Representation	Representation 306	Objection to Representation 306	St Sampson	Policy RH1/RH2 (Page 235)	RH1	Map E08 F08	27-Apr-04			
966	Mrs J M Lane	Further Representation	Representation 306	Objection to Representation 306	St Sampson	Policy RH1/RH2 (Page 235)	RH1	Map E08 F08	27-Apr-04			
967	Mrs K Goodhew	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
968	Mr & Mrs I Tulie	Further Representation	Representation 113	WITHDRAWN 11/02/2004 Objection to Representation 113	Vale			Map D10	WITHDRAWN 11-Feb-04			
969	Mr & Mrs I Tulie	Further Representation	Representation 112	WITHDRAWN 11/02/2004 Objection to Representation 112	Vale			Map D10	WITHDRAWN 11-Feb-04			
970	Mrs M E Fallaize	Representation	Further Representations 1053, 1055, 1057	Proposal for residential development at Homeside, Rue des Francais, Castel	Castel	Policy RH1/RH2 (Page 110)	RH1 RH2	Map F07	15-Jun-04	USV	24-Aug-04	X
971	Mr C I McCathie	Representation	Further Representations 1113, 1282, 1330, 1340, 1462, (1514 WITHDRAWN)	Proposal for the redesignation of a large area of land bordering La Passee / Rue des Cottes, St Sampson & Barras Lane / Les Prins, Vale as a "Site of Nature Conservation Importance"	St Sampson Vale	Policy RCE4 (Page 68)	RCE4	Map E08	6-Jul-04	USV	27-Jul-04	X
972	Mr S Morris	Further Representation	Representation 166	WITHDRAWN 30/06/04 Concerns about Representation 166	St Sampson			Map F09	WITHDRAWN 30-Jun-04			
973	Mr S Morris	Further Representation	Representation 229	WITHDRAWN 30/06/04 Concerns about Representation 229	St Sampson			Map F09 E09	WITHDRAWN 30-Jun-04			
974	Mr S Morris	Further Representation	Representation 98	Concerns about Representation 98	St Sampson	Policy RH1/RH2 (Page 223)		Map F09	26-May-04			
975	Mr S Morris	Further Representation	Representation 104	Concerns about Representation 104	St Sampson	Policy RH1/RH2 (Page 223)	RH1	Map E09 F09	21-Apr-04			
976	Mr S Morris	Further Representation	Representations 34-37	Concerns about Representations 34, 35, 36, 37	St Sampson	Policy RCE14 (Page 85) Policy RE4 (Page 361) Policy RS1 (Page 405)		Map E09	22-Apr-04			
977	Mr S Morris	Further Representation	Representation 438	Concerns about Representation 438	St Sampson	Policy RH1/RH2 (Page 222)		Map F09	26-May-04			
978	Mr J Hamon & Miss N Parsons became Mr & Mrs J Hamon	Further Representation	Representation 66	WITHDRAWN 02/07/04 Support for Representation 66	St Saviour			Map I05	WITHDRAWN 2-Jul-04			
979	Mr J Hamon & Miss N Parsons became Mr & Mrs J Hamon	Further Representation	Representation 156	WITHDRAWN 02/07/04 Support for Representation 156	St Saviour			Map H05 I05	WITHDRAWN 2-Jul-04			
980	Mr J Hamon & Miss N Parsons became Mr & Mrs J Hamon	Further Representation	Representation 298	WITHDRAWN 02/07/04 Objection to Representation 298	St Saviour			Map I05	WITHDRAWN 2-Jul-04			
981	Mrs M Stratford-Hall	Representation		Proposal for residential development on field on the eastern side of Route des Long Camps, St Sampson (between Goshen and Les Quatre Saisons)	St Sampson	Policy RH1/RH2 (Page 246)	RH1	Map G08	16-Jun-04	USV	30-Jul-04	X
982	Mr A Dorey	Further Representation	Representation 367	WITHDRAWN 26/05/04 Objection to Representation 367	St Saviour			Map I05	WITHDRAWN 26-May-04			
983	Mr N Q Browne	Further Representation	Representation 124	Objection to Representation 124	Torteval	Policy RCE14 (Page 85) Policy RH1/RH2 (Page 279)	RH1	Map K05	13-Jul-04			
984	Mr & Mrs B Blondel	Further Representation	Representation 14	Objection to Representation 14	St Sampson	Policy RH1/RH2 (Page 206)		Map F08	27-May-04			
985	Mr & Mrs B Blondel	Further Representation	Representation 377	Objection to Representation 377	St Sampson	Policy RH1/RH2 (Page 206)		Map F08	27-May-04			
986	Mr C Driscoll	Further Representation	Representation 574	Objection to Representation 574	Castel	Policy RH1/RH2 (Page 114)	RH1 SP1 SP2	Map G07	4-May-04			
987	R K Le Bachelet	Representation		Proposal for residential development at Gracelands Vinery, La Hougue Anthan, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 196)	RH1 RH2	Map K04	20-Apr-04	USV	26-Jul-04	X
988	Mr & Mrs R Johnson	Further Representation	Representation 66	Support for Representation 66 which is against further development in St Saviour	St Saviour	Policy RH1/RH2 (Page 262)		Map I05	10-Jun-04			
989	Mr & Mrs R Johnson	Further Representation	Representation 156	Support for Representation 156	St Saviour	Policy RCE5 (Page 71)		Map H05 I05	10-Jun-04			
990	Mr & Mrs R Johnson	Further Representation	Representation 367	WITHDRAWN 26/05/04 Objection to Representation 367	St Saviour			Map I05	WITHDRAWN 26-May-04			
991	Mr P L Mathews	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			

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992	Mr P L Mathews	Further Representation	Representation 129	Objection to Representation 129	Vale	Policy RH1/RH2 (Page 280)		Map E07 E08	15-Jun-04			
993	Ms D Luce	Further Representation	Representation 29	Objection to Representation 29	St Andrew	Policy RH1/RH2 (Page 156)		Map J07	8-Jun-04			
994	Mr & Mrs A J Cook	Further Representation	Representation 644	Objection to Representation 644	Forest	Policy RH1/RH2 (Page 154)		Map K07	1-Jun-04			
995	Mr D C H Whitworth	Further Representation	Representation 111	Objection to Representation 111	Castel	Policy RH1/RH2 (Page 130)	RH1 RH2 RCE1 RCE5 Strategic & Corporate Plan policies 3 and 33	Map G06	21-Apr-04			
996	Mr S & Mrs V Goodwin	Further Representation	Representations 232, 401, 423	Support for Representation 401 and Objection to Representation 232 & 423	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
997	Mr & Mrs P M Le Page	Representation		Proposal to build a dwelling on land at Courtil de L'Epine, Les Hauts Courtils Lane / Grande Maison Road, Pleinheume, Vale	Vale	Policy RH1/RH2 (Page 298)	RH1	Map E08	1-Jun-04	USV	27-Jul-04	X
998	Mr A Trump	Representation	Further Representation 1541	Requests that the area of land marked "A" at La Rocquette, off La Rocquette Road / La Mare Estate, Castel to be considered for residential development	Castel	Policy RH1/RH2 (Page 128)	RH1	Map G06	27-Jul-04	USV	23-Aug-04	X
999	Mr A Trump	Representation	Further Representations 1534, 1542	Requests that the area of land marked "B" at La Rocquette, off La Rocquette Road / La Mare Estate, Castel to be considered for residential development	Castel	Policy RH1/RH2 (Page 128)	RH1	Map G06	27-Jul-04	USV	23-Aug-04	X
1000	Mr R C & Mrs H K Sharman	Further Representation	Representation 375	Objection to Representation 375	St Sampson	Policy RCE14 (Page 85)	RE7 RCE14	Map F08	4-May-04			
1001	Mr R C & Mrs H K Sharman	Further Representation	Representation 93	Objection to Representation 93	St Sampson	Policy RH1/RH2 (Page 211) Policy RE7/RE9 (Page 379)		Map F08	4-May-04			
1002	Mr & Mrs R H Burton	Further Representation	Representation 308	Objection to Representation 308	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	18-Feb-04			
1003	Mr & Mrs M J Mace	Further Representation	Representation 20	Strong concerns about Representation 20	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1004	Mr & Mrs M J Mace	Further Representation	Representation 33	Strong concerns about Representation 33	St Sampson	Policy RH1/RH2 (Page 232)		Map E08	11-May-04			
1005	Mr & Mrs M J Mace	Further Representation	Representation 201	Strong concerns about Representation 201	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1006	Mr & Mrs M J Mace	Further Representation	Representation 444	Strong concerns about Representation 444	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1007	Mr & Mrs A Warren	Further Representation	Representation 746	Objection to Representation 746	Vale	Policy RH1/RH2 (Page 306)		Map E09	10-Jun-04			
1008	Mr & Mrs D J Lowe	Further Representation	Representation 639	Objection to Representation 639	Vale	Policy RH1/RH2 (Page 314)		Map D09	1-Jun-04			
1009	Mr & Mrs S H Carre	Further Representation	Representation 367	WITHDRAWN 26/05/04 Objection to Representation 367	St Saviour			Map I05	WITHDRAWN 26-May-04			
1010	Mr J H Dempster	Further Representation	Representation 293	Support for Representation 293	Vale	Policy RH1/RH2 (Page 300)		Map D08 E08	20-Apr-04			
1011	Mrs S B Stewart	Further Representation	Representation 205	Objection to Representation 205	Castel	Policy RH1/RH2 (Page 116)		Map G07	29-Apr-04			
1012	Miss A Berry & Mr S Rowe	Further Representation	Representation 95	Objection to Representation 95	St Sampson	Policy RH1/RH2 (Page 218)		Map F08 F09	9-Jun-04			
1013	Mr & Mrs L De Carteret	Further Representation	Representation 95	Objection to Representation 95	St Sampson	Policy RH1/RH2 (Page 218)		Map F08 F09	9-Jun-04			
1014	Miss S Dingle & Mr J Tyrrell	Further Representation	Representation 95	Objection to Representation 95	St Sampson	Policy RH1/RH2 (Page 218)		Map F08 F09	9-Jun-04			
1015	Mrs J Erskine & Ms C Hubbard-Ford	Representation		Proposal for residential development at on a viney at La Vieille Rue, St Sampson (between Courtil Martin Viney and Bandari)	St Sampson	Policy RH1/RH2 (Page 221)	RH1	Map F09	27-Jul-04	USV	25-Aug-04	X
1016	Mr & Mrs S Tayler	Further Representation	Representation 47	Objection to Representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
1017	Mr & Mrs S Tayler	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
1018	Mr & Mrs S Tayler	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
1019	Mr & Mrs S Tayler	Further Representation	Representation 220	Objection to Representation 220	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
1020	Mr & Mrs S Tayler	Further Representation	Representation 348	WITHDRAWN 09/06/04 Objection to Representation 348	Vale			Map E07 E08	WITHDRAWN 9-Jun-04			
1021	Mr G D Atkinson	Further Representation	Representation 256	Objection to Representation 256	St Martin	Policy RH1/RH2 (Page 175)		Map K08	15-Jul-04			
1022	Mr & Mrs G Foote	Further Representation	Representation 47	Objection to Representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
1023	Mr & Mrs G Foote	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1024	Mr & Mrs G Foote	Further Representation	Representation 48	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
1025	Mr P S F Drake	Further Representation	Representation 112	WITHDRAWN 11/02/04 Concerns about Representation 112	Vale			Map D10	WITHDRAWN 11-Feb-04			
1026	Mr P S F Drake	Further Representation	Representation 113	WITHDRAWN 11/02/04 Concerns about Representation 113	Vale			Map D10	WITHDRAWN 11-Feb-04			
1027	Mr & Mrs C P Staples	Further Representation	Representation 232	Objection to Representation 232	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1028	Mr & Mrs C P Staples	Further Representation	Representation 401	Support for Representation 401	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1029	Mr & Mrs C P Staples	Further Representation	Representation 423	Objection to Representation 423	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1030	Mr P W Vidamour & the heirs of the late J Vidamour	Further Representation	Representation 308	Objection to Representation 308	St Saviour	Policy RCE10 (Page 81)		Map I06 J06	18-Feb-04			
1031	Mr & Mrs A P Le Huray	Further Representation	Representation 180	Concerns about Representation 180.	St Andrew	Policy RH1/RH2 (Page 161)		Map I07	5-May-04			
1032	Mr & Mrs A P Le Huray and Miss R A Le Huray	Further Representation	Representation 378	Concerns about Representation 378.	St Andrew	Policy RH1/RH2 (Page 162)	RGEN12	Map I07	27-May-04			
1033	Mr & Mrs R Banfield	Further Representation	Representation 10	Concerns about Representation 10	St Saviour	Policy RH1/RH2 (Page 255)		Map H05	2-Jun-04			
1034	Mr & Mrs R Banfield	Further Representation	Representation 185	Concern about Representation 185.	St Saviour	Policy RH1/RH2 (Page 258)		Map H05	2-Jun-04			
1035	Ms S Sampson	Further Representation	Representation 124	Objection to Representation 124	Torteval	Policy RCE14 (Page 85) Policy RH1/RH2 (Page 279)	RH1	Map K05	21-Apr-04			
1036	Mr C S Warr	Further Representation	Representation 337	Objection to Representation 337	St Peter Port	Policy RH1/RH2 (Page 184)	RH1	Map H08	12-May-04			
1037	Ms J Woolrich	Further Representation	Representation 401	Support for Representation 401	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1038	Ms J Woolrich	Further Representation	Representation 232	Supporting Further Representation 451 which supports Representation 232 proposing to develop site but for only for a direct replacement of the existing building at Wayland, Les Martins, St Sampson. Further Representor 451 notes that greater levels of development are not in accord with the draft policy.	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1039	Mr & Mrs M Munro	Further Representation	Representation 316	WITHDRAWN 10/06/04 Concerns about Representation 316	St Pierre du Bois			Map H04	WITHDRAWN 10-May-04			
1040	Mr & Mrs R O Le Page	Representation		Proposal for residential development of a vinery at rear of Kirklees, Rue du Clos, St Sampson	St Sampson	Policy RH1/RH2 (Page 228)	RH1	Map E08 E09	7-Jul-04	USV	24-Aug-04	X
1041	Mr & Mrs G W Mahy	Further Representation	Representation 372	Objection to Representation 372	St Saviour	Policy RH1/RH2 (Page 268)		Map J06	3-Jun-04			
1042	Mr & Mrs H Saller	Further Representation	Representation 134	Objection to Representation 134	Castel	Policy RH1/RH2 (Page 126)		Map G06	9-Mar-04			
1043	Mrs T Rouxel	Further Representation	Representation 84	Objection to Representation 84	St Sampson	Policy RH1/RH2 (Page 240)		Map E08	13-May-04			
1044	Mrs T Rouxel	Further Representation	Representation 85	Objection to Representation 85	St Sampson	Policy RCE6 (Page 73)		Map E08	13-May-04			
1045	Mr & Mrs I Farrell	Representation	Further Representation 1443	Proposal for residential development at the rear of La Croix Guillon, Forest Road / Chemin le Roi, St Martin	St Martin	Policy RH1/RH2 (Page 178)	RH1	Map K07	1-Jun-04	USV	03-Jun-04	X
1046	Mr & Mrs L Hayes	Representation		Proposal for residential development at Route de Perelle, St Saviour (between Millefiore and Pres du Rivage)	St Saviour	Policy RH1/RH2 (Page 250)	RH1	Map H05	7-Jul-04	USV	21-Jul-04	X
1047	Mr & Mrs G Duquemin	Further Representation	Representation 214	Objection to Representation 214	Vale	Policy RH1/RH2 (Page 299)		Map E09	29-Apr-04			
1048	Mr & Mrs Rankilor	Further Representation	Representation 20	Objection to Representation 20	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1049	Mr & Mrs Rankilor	Further Representation	Representation 33	Objection to Representation 33	St Sampson	Policy RH1/RH2 (Page 232)		Map E08	11-May-04			
1050	Mr & Mrs Rankilor	Further Representation	Representation 201	Objection to Representation 201	St Sampson	Policy RH1/RH2 (Page 213)	Policy Sec.4	Map F08	11-May-04			
1051	Mr & Mrs Rankilor	Further Representation	Representation 204	Objection to Representation 204	St Sampson	Policy RH1/RH2 (Page 214)	RH1 (and others?)	Map F08	29-Apr-04			
1052	Mr & Mrs Rankilor	Further Representation	Representation 444	Objection to Representation 444	St Sampson	Policy RH1/RH2 (Page 213)	RH1	Map F08	11-May-04			
1053	Mr & Mrs S Bougourd	Further Representation	Representation 970	Support for Representation 970	Castel	Policy RH1/RH2 (Page 110)		Map F07	15-Jun-04			
1054	Mr & Mrs N Bougourd	Further Representation	Representation 385	Support for Representation 385	Castel	Policy RH1/RH2 (Page 110)		Map F07	15-Jun-04			
1055	Mr & Mrs N Bougourd	Further Representation	Representation 970	Support for Representation 970	Castel	Policy RH1/RH2 (Page 110)		Map F07	15-Jun-04			
1056	Mr N E Bougourd	Further Representation	Representation 385	Support for Representation 385	Castel	Policy RH1/RH2 (Page 110)		Map F07	15-Jun-04			

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1057	Mr N E Bougourd	Further Representation	Representation 970	Support for Representation 970	Castel	Policy RH1/RH2 (Page 110)		Map F07	15-Jun-04			
1058	Mrs M E Fallaize	Further Representation	Representation 385	Support for Representation 385	Castel	Policy RH1/RH2 (Page 110)		Map F07	15-Jun-04			
1059	Mr G Rowe	Representation	Further Representation 1442	Proposal for residential development at San Miguel, Route de la Foret, St Martin	St Martin	Policy RH1/RH2 (Page 178)	RH1	Map K07	1-Jun-04	USV	03-Jun-04	X
1060	Mr P J Falla	Further Representation	Representation 212	Objection to Representation 212	Vale	Policy RH1/RH2 (Page 296)		Map E08	1-Jun-04			
1061	Mrs J M M Smithies	Representation		Proposal for residential development at rear of La Haize in Roseland Lane to replace demolished packing shed / boiler house	Vale	Policy RH1/RH2 (Page 342)	RH1 RCE2 RCE5 RCE6	Map E10	5-May-04	USV	26-Aug-04	X
1062	Mr S J Robinson	Further Representation	Representation 86	Objection to Representation 86	St Sampson	Policy RH1/RH2 (Page 225)		Map E09	8-Jun-04			
1063	Mr & Mrs D Archer	Further Representation	Representation 234	Objection to Representation 234	St Saviour	Policy RH1/RH2 (Page 249)		Map H05	27-May-04			
1064	Mr & Mrs P Davis	Further Representation	Representation 29	Objection to Representation 29	St Andrew	Policy RH1/RH2 (Page 156)		Map J07	8-Jun-04			
1065	Mr Kenneth J Diamond	Further Representation	Representation 261	Objection to Representation 261	Vale	Policy RH1/RH2 (Page 285)		Map F08	22-Apr-04			
1066	Mr Kenneth J Diamond	Further Representation	Representation 355	Objection to Representation 355	Vale	Policy RH1/RH2 (Page 285)		Map F08	22-Apr-04			
1067	Mr Kenneth J Diamond	Further Representation	Representation 356	Objection to Representation 356	Vale	Policy RH1/RH2 (Page 285)		Map F08 G08	22-Apr-04			
1068	Mr Kenneth J Diamond	Further Representation	Representation 357	Objection to Representation 357	Castel	Policy RH1/RH2 (Page 116)		Map G07 G08	22-Apr-04			
1069	Mr & Mrs G Leme	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
1070	Mr & Mrs G Leme	Further Representation	Representation 254	Objection to Representation 254		Policy RH2 (Page 99)	RH2		3-Jun-04			
1071	Mr & Mrs G Leme	Further Representation	Representation 67	WITHDRAWN 03/02/04 Objection to Representation 67	Vale			Map F08	WITHDRAWN 3-Feb-04			
1072	Mr P J Walker	Further Representation	Representation 67	WITHDRAWN 03/02/04 Objection to Representation 67	Vale			Map F08	WITHDRAWN 3-Feb-04			
1073	Mr P J Walker	Further Representation	Representation 169	Objection to Representation 169	Vale	Policy RH1/RH2 (Page 289)		Map F08	3-Jun-04			
1074	Mr P J Walker	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
1075	Mr P J Walker	Further Representation	Representation 399	Objection to Representation 399	Vale	Policy RH1/RH2 (Page 291)		Map F08	3-Jun-04			
1076	Mrs A L Edgar	Representation		WITHDRAWN 21/05/04 Proposal for residential development at rear of Sandown Lodge, Les Dunes, Vazon, Castel	Castel		RH1	Map H06	WITHDRAWN 21-May-04			
1077	Mr & Mrs G B Le Page	Representation		Believes that Policy RH1 (New housing) is too restrictive and considers that this site is suitable for one or two dwellings as infill development in between Beaux Souvenirs and Hamedale at Route de la Croix au Baliff, St Andrew	St Andrew	Policy RH1/RH2 (Page 166)	RH1 RCE7	Map I08	11-May-04	USV	28-Jul-04	X
1078	Mr C Le Page	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
1079	Mr & Mrs C Dorey	Representation		Proposal for residential development on land formerly known as "Camp Vinery" at the rear of Giroquette, La Rochelle Road, Vale	Vale	Policy RH1/RH2 (Page 324)	RH1	Map D10	7-Jul-04	USV	25-Aug-04	X
1080	Mr D S Conlan	Further Representation	Representation 87	WITHDRAWN 07/06/2004 Objection to Representation 87	Vale			Map F08	WITHDRAWN 7-Jun-04			
1081	Mr D S Conlan	Further Representation	Representation 158	WITHDRAWN 27/02/04 Objection to Representation 158	Vale			Map F08	WITHDRAWN 27-Feb-04			
1082	Mr A R Timms	Representation		WITHDRAWN 09/06/04 Believes that Policy RH1 (New housing) is too restrictive and should be changed to allow for infill development on land at rear of Tanderra, Petites Capelles / Basses Capelles, St Sampson	St Sampson		RH1	Map F09	WITHDRAWN 9-Jun-04			
1083	Dr D DeG De Lisle	Further Representation	Representation 324	Objection to Representation 324	Forest	Policy RCE3 (Page 53)		Map K06	28-Apr-04			
1084	Mr & Mrs N C Robins	Further Representation	Representation 67	WITHDRAWN 03/02/04 Objection to Representation 67	Vale			Map F08	WITHDRAWN 3-Feb-04			
1085	Mr & Mrs N C Robins	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
1086	S & K Torode	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
1087	S & K Torode	Further Representation	Representation 254	Objection to Representation 254		Policy RH2 (Page 99)	RH2		3-Jun-04			
1088	Mr M R Priest	Further Representation	Representation 340	Objection to Representation 340	Vale	Policy RH1/RH2 (Page 345)		Map E10	13-Jul-04			
1089	Mr M R Priest	Further Representation	Representation 304	Objection to Representation 304	Vale	Policy RH1/RH2 (Page 345)		Map E10	13-Jul-04			
1090	BDC Ltd	Representation		Representor believes that Policy RE7 (Industrial Development) is too restrictive and Policy RCE14 (Conversion and re-use of buildings) should be expanded to permit redundant horticultural buildings to be used for storage or small scale industrial purposes - Central Vinery, Rue du Fiquet (near Pont Vaillant) Vale	Vale	Policy RE7/RE9 (Page 385)	RCE14 RE7 RE10	Map G08	20-Jul-04	USV	30-Jul-04	X

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1091	Mr & Mrs P Cairns & Mr & Mrs B Kilby	Representation		Proposal for residential development at La Jaoniere, Rue de la Greve, Vale	Vale	Policy RH1/RH2 (Page 312)	RH1	Map E09	1-Jun-04	USV	25-Aug-04	X
1092	Mr & Mrs Adam	Representation		Redesignation of land from AHLQ to non-designated at Wyndcliffe, Rue Cohu, Castel.	Castel	Policy RCE3 (Page 52)	RCE3	Map G08	12-May-04	USV	30-Jul-04	X
1093	Residents of Les Landes Estate, Vale	Further Representation	Representation 267	Objection to Representation 267	Vale	Policy RH1/RH2 (Page 329)	RH1 & RH2	Map D10	11-May-04			
1094	Mr Longonnet, Mrs Tostevin & Mr P J Le Caer	Representation	Further Representation 1468	Proposal for residential development on land at the rear of Les Buissonets Cottages, Braye Road, Vale	Vale	Policy RH1/RH2 (Page 306)	RH1	Map E09	16-Jun-04	USV	25-Aug-04	X
1095	Mr K Le Prevost	Further Representation	Representation 66	Support for Representation 66	St Saviour	Policy RH1/RH2 (Page 262 and Page 264)		Map I05	10-Jun-04			
1096	Mr K Le Prevost	Further Representation	Representation 156	Support for Representation 156	St Saviour	Policy RCE5 (Page 71)		Map H05 I05	10-Jun-04			
1097	Mr K Le Prevost	Further Representation	Representation 367	WITHDRAWN 26/05/04 Objection to Representation 367	St Saviour			Map I05	WITHDRAWN 26-May-04			
1098	Mr R H Langlois	Representation		Proposal for residential development on field adjacent to Le Sauchet, Rue des Rocques, Torteval.	Torteval	Policy RH1/RH2 (Page 276)	RH1	Map K04	9-Mar-04	USV	26-Jul-04	X
1099	Mr M R Bertrand & Miss A Johns	Further Representation	Representation 373	Objection to Representation 373	Torteval	Policy RE11 (Page 388) Policy RS3 (Page 407)		Map K05	3-Jun-04			
1100	Mrs S Bellot & Miss E Bellot	Further Representation	Representation 389	Objection to Representation 389	Vale	Policy RH1/RH2 (Page 339)		Map E10	28-Apr-04			
1101	Mr S P Winterlood	Further Representation	Representation 33	WITHDRAWN 24/06/04 Strong concerns regarding Representation 33	St Sampson			Map E08	WITHDRAWN 24-Jun-04			
1102	Northerners Athletic Club	Representation	Further Representations 1368, 1383, 1416, (1394 WITHDRAWN)	Request to change designation of land at Northerners Athletic Club, Grand Fort Road, St Sampson to enable the expansion of existing training field. Refers to Policy RS4 "clause b"	St Sampson	Policy RS4 (Page 408)	RS4b RGEN3 RGEN11 RGEN12 RCE1 RCE3 RCE8	Map F09	20-Jul-04	USV	25-Aug-04	X
1103	Mrs I Kinneresley, Mrs L S Martin, Mr N Stafford-Allen	Representation	Further Representations 1371, 1380, 1386, 1548	WITHDRAWN 17/05/04 Proposal for residential development on land adjacent to Lynrose, Braye du Valle Road, St Sampson	St Sampson			Map E09	WITHDRAWN 17-May-04			
1104	Mrs I Kinneresley, Mrs L S Martin, Mr N Stafford-Allen	Representation	Further Representations 1372, 1381, 1387	WITHDRAWN 17/05/04 Proposal residential development on land adjacent to Braye Lodge, Braye du Valle Road, St Sampson	St Sampson			Map E09	WITHDRAWN 17-May-04			
1105	Mr & Mrs C Johnson	Further Representation	Representation 100	Objection to Representation 100	Vale	Policy RH1/RH2 (Page 304)		Map F08 G08	6-Jul-04			
1106	Mr & Mrs McLellan	Further Representation	Representation 644	Objection to Representation 644	Forest	Policy RH1/RH2 (Page 154)		Map K07	1-Jun-04			
1107	Mr L Koryn	Further Representation	Representation 123	Objection to Representation 123	St Pierre du Bois	Policy RH1/RH2 (Page 192)	RH1 RCE3	Map J04	21-Apr-04			
1108	S & K Torode	Further Representation	Representation 399	Objection to Representation 399	Vale	Policy RH1/RH2 (Page 291)		Map F08	3-Jun-04			
1109	Mr & Mrs T Chesney	Further Representation	Representation 195	WITHDRAWN 01/02/04 Objection to Representation 195	St Pierre du Bois		RH1 RCE3	Map I04	WITHDRAWN 1-Feb-04			
1110	Mr & Mrs T Chesney	Further Representation	Representation 366	WITHDRAWN 29/04/04 Objection to Representation 366	St Saviour		RH1	Map H04	WITHDRAWN 29-Apr-04			
1111	Mr & Mrs C Nurney	Further Representation	Representation 49	WITHDRAWN 17/06/04 Objection to Representation 49	Vale			Map E08	WITHDRAWN 17-Jun-04			
1112	Les Prinseas Estate Company Ltd	Further Representation	Representations 47, 48, 49	Objection to Representations 47, 48, 49	Vale	Policy RH1/RH2 (Page 237) Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
1113	Les Prinseas Estate Company Ltd	Further Representation	Representation 971	Support for Representation 971	St Sampson Vale	Policy RCE4 (Page 68)		Map E08	15-Jun-04 Heard prior to 971 being heard & again on 06-Jul-04			
1114	Mr Richard Bryce & Mr Ralph Bryce	Further Representation	Representation 137	Objection to Representation 137	St Saviour	Policy RH1/RH2 (Page 272)		Map J06	15-Jul-04			
1115	Mr R Le Marchant & Mrs M Hunkin	Further Representation	Representation 318	Objection to Representation 318	St Martin	Policy RH1/RH2 (Page 169)	RH1 RGEN7 RGEN11	Map K09	21-Apr-04			
1116	Mr & Mrs M D Cleal	Further Representation	Representation 306	Objection to Representation 306	St Sampson	Policy RH1/RH2 (Page 235)		Map E08 F08	27-Apr-04			
1117	Miss A E Bohan	Further Representation	Representation 33	Objection to Representation 33	St Sampson	Policy RH1/RH2 (Page 232)		Map E08	11-May-04			
1118	Mr D Phillips	Further Representation	Representation 367	WITHDRAWN 26/05/04 Objection to Representation 367	St Saviour			Map I05	WITHDRAWN 26-May-04			
1119	Mr & Mrs J Hubert	Further Representation	Representation 372	Objection to Representation 372	St Saviour	Policy RH1/RH2 (Page 268)		Map J06	3-Jun-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1120	Mr & Mrs N J Falla	Representation		Proposal for residential development of viney site at the rear of The Chimes, La Grande Lande, St Saviour	St Saviour	Policy RCE4 (Page 85)	RCE14c	Map I06	7-Jul-04	USV	26-Aug-04	X
1121	Mr F M Gauson	Representation	Further Representations 1403, 1428, 1432, 1438, 1464, 1482, 1502	WITHDRAWN 03/06/04 Proposal for residential development at a site at Vue de L'Eglise, Forest (near Forest Church)	Forest			Map K06 K07	WITHDRAWN 3-Jun-04			
1122	Mr L De Garis	Representation	Further Representations 1451, 1453, 1455	Proposal for residential development at Longue Rue (Rue des Crabbes end) St Saviour	St Saviour	Policy RH1/RH2 (Page 254)	RH1	Map H05	28-Apr-04	USV	10-May-04	X
1123	Mr J Fewkes for Douzaine of St Saviour	Representation		Request for clarification of the term "Limited forms of development"		Policy RCE1 (Page 37)	RCE1 RH1		24-Feb-04			
1124	Ronez Ltd	Representation		Support of the IDC's designation of a "Mineral Resource Safeguarding Area" at Chouet Headland, Vale	Vale	Policy RE15 (Page 400)	Mineral Resource Safeguarding Area	Map C09	8-Jul-04	USV	25-Aug-04	X
1125	Mr & Mrs P Steer	Further Representation	Representation 3	Concerns about Representation 3	St Martin	Policy RE12 (Page 393)		Map J08	20-Apr-04			
1126	Mr & Mrs P Steer	Further Representation	Representation 70	Support for Representation 70	St Martin	Policy RCE1 (Page 40)		Map J08	17-Feb-04			
1127	Mr & Mrs P Steer	Further Representation	Representations 412, 413	Objection to Representations 412 & 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
1128	Mr & Mrs P Steer	Further Representation	Representation 675	Support for Representation 675	St Martin	Policy RE2/RE3 (Page 359)	Horticulture		20-Jul-04			
1129	Mr & Mrs P Steer	Further Representation	Representation 676	Support for Representation 676	St Martin	Policy RCE10 (Page 79)	Conservation		18-Feb-04			
1130	Mr P Neville	Further Representation	Representation 168	Objection to Representation 168	St Saviour	Policy RH1/RH2 (Page 258)	RGEN1 RGEN2 RGEN3 RGEN5 RGEN11 RH1 RH2	Map H05	14-Jul-04			
1131	Mr P Neville	Further Representation	Representation 182	Concerns about Representation 182		Policy RH1 (Page 92)	RGEN1 RGEN2 RGEN3 RGEN5 RGEN11 RH1 RH2		14-Jul-04			
1132	Mr P Neville	Further Representation	Representation 183	Concerns about Representation 183		Policy RCE5 (Page 71)	RGEN1 RGEN2 RGEN3 RGEN5 RGEN11 RH1 RH2		14-Jul-04			
1133	Mr P Neville	Further Representation	Representation 184	Concerns about Representation 184 - Further Representor refers to Policies RGEN1(Sustainable development), RGEN2 (Comprehensive development), RGEN3 (Landscape, ecology & wildlife), RGEN5 (Character & amenity), RGEN11 (Effect on adjoining properties), RH1 (New housing), RH2 (Social housing)		Policy RH2 (Page 99)	RGEN1 RGEN2 RGEN3 RGEN5 RGEN11 RH1 RH2		14-Jul-04			
1134	Mr P Neville	Further Representation	Representation 185	Objection to Representation 185	St Saviour	Policy RH1/RH2 (Page 258)	RGEN1 RGEN2 RGEN3 RGEN5 RGEN11 RH1 RH2	Map H05	14-Jul-04			
1135	Douzaine of St Sampson	Further Representation	Representation 15	Objection to Representation 15	St Sampson	Policy RH1/RH2 (Page 210)		Map F08	27-May-04			
1136	Douzaine of St Sampson	Further Representation	Representation 148	WITHDRAWN 22/07/04 Objection to Representation 148			RGEN6		WITHDRAWN 22-Jul-04			
1137	Douzaine of St Sampson	Further Representation	Representation 163	WITHDRAWN 22/07/04 Objection to Representation 163			RE2 RE5		WITHDRAWN 22-Jul-04			
1138	Douzaine of St Sampson	Further Representation	Representations 270-277	WITHDRAWN 28/07/2004 Support for Representations 270-277	St Sampson			Map D08 E08	WITHDRAWN 28-Jul-04			
1139	Douzaine of St Sampson	Further Representation	Representations 35, 36, 37	WITHDRAWN 22/04/04 Objection to Representations 35, 36, 37	St Sampson			Map E09	WITHDRAWN 22-Apr-04			
1140	Douzaine of St Sampson	Further Representation	Representation 375	WITHDRAWN 06/02/04 Objection to Representation 375	St Sampson			Map F08	WITHDRAWN 6-Feb-04			
1141	Douzaine of St Sampson	Representation		Concerns regarding the issue of ribbon development/infill plots		Policy RH1 (Page 92)	General Policies regarding infill plots		10-Mar-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1142	Douzaine of St Sampson	Representation		Concerns regarding the issue of Strategic Plans & States Departments ability to override the Rural Area Plan		Paragraph 1.3 (Page 26)	Strategic Plans & States Departments ability to override the RAP		17-Feb-04			
1143	Douzaine of St Sampson	Representation		The Douzaine supports the wording of Policy RH1 (New housing) and do not want to see the wording modified		Policy RH1 (Page 92)	RH1		24-Feb-04			
1144	Douzaine of St Sampson	Representation		The Douzaine supports the wording of Policy RCE5 (Derelict land in the countryside) and have concerns if the Policy is modified		Policy RCE5 (Page 71)	RCE5		19-Feb-04			
1145	Douzaine of St Sampson	Representation		The Douzaine believe that the areas designated as "Areas of High Landscape Quality" in the parish of St Sampson are appropriately defined and should not be changed to "Non-designated Area"	St Sampson	Policy RCE3 (Page 55)	RCE1		19-Feb-04	USV	10-May-04	X
1146	Douzaine of St Sampson	Representation		The Douzaine believe that Policy RH5 (Dower Units) is too restrictive by including the need for a dower unit to have shared facilities with the main accommodation		Policy RH5 (Page 350)	RH1 RH5		24-Feb-04			
1147	Mr R Rumens Jnr & others	Further Representation	Representation 314	Objection to Representation 314	St Peter Port	Policy RH1/RH2 (Page 186)		Map G09	10-Jun-04			
1148	Mr S Falla & Others	Further Representation	Representation 314	Objection to Representation 314	St Peter Port	Policy RH1/RH2 (Page 186)		Map G09	10-Jun-04			
1149	Mr S Falla	Representation		Believes that the wording of Policy RH1 (New housing) is too restrictive		Policy RH1 (Page 92)	RH1		24-Feb-04			
1150	Mr R J De Carteret	Representation		Proposal for residential development on land at Le Chene, Forest. The Representor proposes the additional wording to Policy RH1 (New housing); "Exceptionally, a single unit of accommodation may be permitted in circumstances where the effect of such construction in terms of siting, design, scale and amenity is minimal"	Forest	Policy RH1/RH2 (Page 144)	RH1 RCE13 RCE11	Map K07	21-Apr-04	USV	21-Jul-04	X
1151	Mrs R A Brehaut	Representation	Further Representation 1551	Proposal for residential development on land at rear of Rozel Cottage, La Passee, St Sampson	St Sampson	Policy RH1/RH2 (Page 240)	RH1	Map E08	9-Mar-04	USV	28-Jul-04	X
1152	Mr & Mrs J Gallienne	Representation		Proposal for residential development at Westward, Rue des Marettes, St Martin	St Martin	Policy RH1/RH2 (Page 174)	RH1 RCE14	Map K08	22-Apr-04	ASV	26-Jul-04	X
1153	Mr P E F Domaille	Representation	Further Representations 1388, 1430, 1431, 1436, 1446, 1457, 1478	Proposal to change Le Mariner Nursery, Rue des Pres, St Pierre du Bois to include light industry and/or manufacturing and/or general storage and/or e-commerce	St Pierre du Bois	Policy RE7/RE9 (Page 375)	RCE3 RCE14 RE2 RE3d RE7 RE9	Map K05	4-May-04	USV	21-Jul-04	X
1154	Mr B R Davies	Representation		Proposal for residential development at the rear of Beejays, Courtil Simon Lane, (Le Villocq) Castel	Castel	Policy RH1/RH2 (Page 137)	RH1	Map G07	10-Jun-04	USV	30-Jul-04	X
1155	Mr R Mather	Further Representation	Representation 338	Objection to Representation 338	St Saviour	Policy RH1/RH2 (Page 259)		Map H05	16-Jun-04			
1156	Mr & Mrs B W Ozard	Further Representation	Representation 11	Objection to Representation 11	St Sampson	Policy RH1/RH2 (Page 219)		Map F09	27-May-04			
1157	Mr S McDade	Further Representation	Representation 844	Objection to Representation 844	St Sampson	Policy RH1/RH2 (Page 215)	RH1	Map F08	11-May-04			
1158	Mr R J Paisley	Further Representation	Representation 68	Objection to Representation 68	Castel	Policy RH1/RH2 (Page 122)		Map H06	2-Mar-04			
1159	Deputy Mrs A Robillard	Further Representation	Representation 338	Objection to Representation 338	St Saviour	Policy RH1/RH2 (Page 259)		Map H05	16-Jun-04			
1160	Mrs A Jurkiewicz	Representation	Further Representations 1377, 1424	Proposal for residential development on field behind a property known as "Chenonceau", Rue des Marais, Vale	Vale	Policy RH1/RH2 (Page 292)	RH1 RCE1 RCE2	Map F08	3-Jun-04	USV	27-Jul-04	X
1161	Dr & Mrs S Bodkin	Further Representation	Representation 316	WITHDRAWN 10/06/04 Objection to Representation 316	St Pierre du Bois		RCE14 RH1	Map H04	WITHDRAWN 10-May-04			
1162	S & K Torode	Further Representation	Representation 169	Objection to Representation 169	Vale	Policy RH1/RH2 (Page 289)		Map F08	3-Jun-04			
1163	Mr D Farrimond	Further Representation	Representation 130	WITHDRAWN 22/06/04 Objection to Representation 130	St Peter Port St Sampson Vale Castel			Map G08	WITHDRAWN 22-Jun-04			
1164	Mr & Mrs R Vivian	Further Representation	Representation 778	Objection to Representation 778	St Saviour	Policy RH1/RH2 (Page 261)		Map I05	26-May-04			
1165	Mr & Mrs C B Harker	Further Representation	Representation 778	Objection to Representation 778	St Saviour	Policy RH1/RH2 (Page 261)		Map I05	26-May-04			
1166	Mr & Mrs D Archer	Further Representation	Representation 796	Objection to Representation 796	St Saviour	Policy RH1/RH2 (Page 248)		Map G05 H05	13-Jul-04			
1167	Mr B J Hamel	Further Representation	Representation 747	Objection to Representation 747	Vale	Policy RH1/RH2 (Page 342)		Map E10	10-Jun-04			
1168	Mr G W Stewart	Further Representation	Representation 747	Objection to Representation 747	Vale	Policy RH1/RH2 (Page 342)		Map E10	10-Jun-04			
1169	Mr W Roberts	Further Representation	Representation 747	Objection to Representation 747	Vale	Policy RH1/RH2 (Page 342)		Map E10	10-Jun-04			
1170	Mr G D Le Poidevin	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
1171	Mr P S Le Poidevin	Further Representation	Representation 775	Objection to Representation 775	St Pierre du Bois	Policy RH1/RH2 (Page 197)		Map K04	16-Jun-04			

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1172	Deputy L Gallienne	Further Representation	Representation 338	Objection to Representation 338	St Saviour	Policy RH1/RH2 (Page 259)	RH1	Map H05	16-Jun-04			
1173	Mr & Mrs P L L Le Tissier	Further Representation	Representation 95	Objection to Representation 95	St Sampson	Policy RH1/RH2 (Page 218)	RH1 RH2	Map F08 F09	9-Jun-04			
1174	Mr & Mrs G Johns	Further Representation	Representation 283	Objection to Representation 283	Vale	Policy RH1/RH2 (Page 312)		Map D09 E09	1-Jun-04			
1175	N & S Le Messurier	Further Representation	Representation 389	Objection to Representation 389	Vale	Policy RH1/RH2 (Page 339)	Policy RH1	Map E10	28-Apr-04			
1176	Mr & Mrs K Skillett	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE1 (Page 60)	RH2	Map F08	3-Jun-04			
1177	Mrs M Worthington	Representation	Further Representations 1427, 1447	Proposal for residential development on former glasshouse site at Rue Mahaut, Richmond, St Saviour (south of Chanson De La Mare)	St Saviour	Policy RH1/RH2 (Page 248)	RH1 RGEN5 RGEN11 RCE1 RCE3 RCE5	Map H05	27-May-04	USV	27-May-04	X
1178	Mr W Gillingham	Further Representation	Representation 89	Objection to Representation 89	Vale	Policy RH1/RH2 (Page 332)	RCE3	Map E10	9-Jun-04			
1179	Mr & Mrs M Le Page	Further Representation	Representation 198	Concerns about Representation 198	St Andrew	Policy RH1/RH2 (Page 164)		Map I08	29-Apr-04			
1180	Ms S Le Tissier	Representation		WITHDRAWN 21/05/04 Believes the new policies are too restrictive to allow for garages, greenhouses etc. Reference to site at Cobweb Cottage, Rue des Haizes, Vale	Vale			Map E10	WITHDRAWN 21-May-04			
1181	Mr & Mrs P M Porter	Further Representation	Representation 47	Objection to representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	4-May-04			
1182	Mr & Mrs P M Porter	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	4-May-04			
1183	Mr & Mrs P M Porter	Further Representation	Representation 212	Objection to Representation 212	Vale	Policy RH1/RH2 (Page 296)		Map E08	4-May-04			
1184	Mr & Mrs P M Porter	Further Representation	Representation 307	Objection to Representation 307	St Sampson	Policy RH1/RH2 (Page 234)		Map E08	4-May-04			
1185	Mr & Mrs P M Porter	Further Representation	Representation 350	Objection to Representation 350	Vale	Policy RE7/RE9 (Page 382)		Map E08 F08	4-May-04			
1186	Mr & Mrs P M Porter	Further Representation	Representation 375	Objection to Representation 375	St Sampson	Policy RCE14 (Page 85)		Map F08	4-May-04			
1187	Mr & Mrs C Dyer	Further Representation	Representation 20	Objection to Representation 20	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1188	Mr & Mrs C Dyer	Further Representation	Representation 62	Objection to Representation 62	St Sampson	Policy RH1/RH2 (Page 215)		Map F08	11-May-04			
1189	Mr & Mrs C Dyer	Further Representation	Representation 444	Objection to Representation 444	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1190	Mr & Mrs C Dyer	Further Representation	Representation 201	Objection to Representation 201	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1191	Mr & Mrs C Dyer	Further Representation	Representation 844	Objection to Representation 844	St Sampson	Policy RH1/RH2 (Page 215)		Map F08	11-May-04			
1192	Mr L Bougourd	Further Representation	Representation 3	Objection to Representation 3	St Martin	Policy RE12 (Page 393)		Map J08	20-Apr-04			
1193	Mr L Bougourd	Further Representation	Representations 412, 413	Objection to Representation 412 & 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
1194	Mr M & Mrs G Paynter	Further Representation	Representation 413	Objection to Representation 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
1195	Mr M & Mrs G Paynter	Further Representation	Representation 412	Objection to Representation 412	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
1196	Mr M & Mrs G Paynter	Further Representation	Representation 3	Objection to Representation 3	St Martin	Policy RE12 (Page 393)	RH1, RH2, RE12	Map J08	20-Apr-04			
1197	Mr & Mrs C Marquis	Further Representation	Representation 364	WITHDRAWN 02/06/04 Objection to Representation 364	Vale			Map F08	WITHDRAWN 2-Jun-04			
1198	Mr & Mrs C Marquis	Further Representation	Representation 169	Objection to Representation 169	Vale	Policy RH1/RH2 (Page 289)		Map F08	3-Jun-04			
1199	Mr & Mrs C Marquis	Further Representation	Representation 332	Objection to Representation 332	Vale	Policy RH1/RH2 (Page 285)		Map F08	22-Apr-04			
1200	Mr & Mrs C Marquis	Further Representation	Representation 261	Objection to Representation 261	Vale	Policy RH1/RH2 (Page 285)		Map F08	22-Apr-04			
1201	Mr & Mrs C Marquis	Further Representation	Representation 356	Objection to Representation 356	Vale	Policy RH1/RH2 (Page 285)	RGEN7	Map F08 G08	22-Apr-04			
1202	Mr & Mrs I Partington	Further Representation	Representation 746	Objects to Representation 746	Vale	Policy RH1/RH2 (Page 306)		Map E09	10-Jun-04			
1203	Mr & Mrs I Partington	Further Representation	Representation 747	Objection to Representation 747	Vale	Policy RH1/RH2 (Page 342)		Map E09	10-Jun-04			
1204	Mrs B Stevens	Further Representation	Representation 47	Concerns about Representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
1205	Mrs B Stevens	Further Representation	Representation 48	Concerns about Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
1206	Mr & Mrs M P Duquemin	Further Representation	Representation 43	Objection to Representation 43	St Saviour	Policy RH1/RH2 (Page 273)		Map J06 J07	10-Jun-04			

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1207	Mr & Mrs M P Duquemin	Further Representation	Representation 266	Objection to Representation 266	St Saviour	Policy RCE3 (Page 57)		Map J06	14-Jul-04			
1208	Guernsey International Business Association	Representation		Request for provision to be made for an extension to the Airport Runway to maintain key air routes vital to the Island		Policy RD1/RD2 (Page 424)	RE14		8-Jun-04	USV	01-Jun-04	X
1209	Rue Charreee and Rue du Douit, Vale Group	Further Representation	Representation 59	Objection to Representation 59	Vale	Policy RH1/RH2 (Page 287)		Map F08	7-Jul-04			
1210	Rue Charreee and Rue du Douit, Vale Group	Further Representation	Representation 169	Objection to Representation 169	Vale	Policy RH1/RH2 (Page 289)	RGEN11	Map F08	7-Jul-04			
1211	Rue Charreee and Rue du Douit, Vale Group	Further Representation	Representation 187	Objection to Representation 187	Vale	Policy RH1/RH2 (Page 284)		Map F08	26-May-04			
1212	Rue Charreee and Rue du Douit, Vale Group	Further Representation	Representation 261	Objection to Representation 261	Vale	Policy RH1/RH2 (Page 285)	RCE14	Map F08	22-Apr-04			
1213	Rue Charreee and Rue du Douit, Vale Group	Further Representation	Representation 332	Objection to Representation 332	Vale	Policy RH1/RH2 (Page 285)	RH1 RH2 RCE1(a) RCE5 RGEN11	Map F08	22-Apr-04			
1214	Rue Charreee and Rue du Douit, Vale Group	Further Representation	Representation 355	Objection to Representation 355	Vale	Policy RH1/RH2 (Page 285)	RCE5	Map F08	22-Apr-04			
1215	Rue Charreee and Rue du Douit, Vale Group	Further Representation	Representation 356	Objection to Representation 356	Vale	Policy RH1/RH2 (Page 285)	RCE5	Map F08	22-Apr-04			
1216	Mrs F J Quevatre-Malcic	Further Representation	Representation 2	Objection to Representation 2	Vale	Policy RH1/RH2 (Page 307) Policy RE7/RE9 (Page 386)		Map E09	16-Jun-04			
1217	Mrs F J Quevatre-Malcic	Further Representation	Representation 265	Objection to Representation 265	Vale	Policy RH1/RH2 (Page 310)		Map E09	16-Jun-04			
1218	Mr R H Langlois	Further Representation	Representation 264	Objection to Representation 264	St Pierre du Bois	Policy RH1/RH2 (Page 205)		Map L05	6-May-04			
1219	Mr M Le Page	Further Representation	Representation 214	Objection to Representation 214	Vale	Policy RH1/RH2 (Page 299)		Map E09	29-Apr-04			
1220	Mr & Mrs A J Burkhardt	Further Representation	Representation 292	Objection to Representation 292	St Sampson	Policy RE15 (Page 400)		Map D08 E08	8-Jul-04			
1221	Mr & Mrs A J Burkhardt	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
1222	Mr & Mrs A J Burkhardt	Further Representation	Representation 935	Objection to Representation 935	St Sampson	Policy RH1/RH2 (Page 243)		Map E08	7-Jul-04			
1223	Mr S Mahy	Further Representation	Representation 401	Support for Representation 401	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1224	Mr S Mahy	Further Representation	Representation 423	Objection to Representation 423	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1225	Deputy John Gollop	Further Representation	Representation 130	Support for Representation 130. Further Representer supports a municipal style public golf course on land in La Ramee area	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
1226	Deputy John Gollop	Representation	Link to Representation 338	Support for the retention of Public Houses & Inns in the Rural Area Plan (Link to St Saviour's Tavern Rep 338)		Policy RH1/RH2 (Page 259) Policy RS2 (Page 406)	Policy Public Houses & Inns RCE11 RCE14 RE12 RS1		16-Jun-04			
1227	Mrs R Palzeaird	Further Representation	Representation 260	WITHDRAWN 15/07/04 Objection to Representation 260	Vale			Map F08	WITHDRAWN 15-Jul-04			
1228	Mr & Mrs G P Gavey	Further Representation	Representation 66	Objection to Representation 66. Further Representer objects to the blanket designation of the Clos Landais area as "Area of High Landscape Quality" from "Non-designated Area", but does highlight two areas that should be protected against development and therefore made an "Area of High Landscape Quality".	St Saviour	Policy RCE1 (Page 45) Policy RH1/RH2 (Page 262)		Map I05	10-Jun-04			
1229	Mr & Mrs G P Gavey	Further Representation	Representation 172	Objection to Representation 172	Vale	Policy RH1/RH2 (Page 337)		Map E10	20-Apr-04			
1230	Mr & Mrs G P Gavey	Further Representation	Representation 389	Objection to Representation 389	Vale	Policy RH1/RH2 (Page 339)		Map E10	28-Apr-04			
1231	Douzenier W Le R Robilliard for Douzaine of Torteval	Representation		The Douzaine would like the area surrounding the Parish Church, Rectory, Douzaine Room, extending westwards to the Parish Cemetery & Les Buttes, southwards to the cliffs, eastwards to the Glebe Field & Le Sauchet and northwards to include the bird sanctuary and fields to Rue de la Bellee, Torteval as a "Conservation Area". Also existing "Conservation Area" at Rue des Portelettes, Torteval to be retained as such.	Torteval	Policy RCE10 (Page 82)	RCE12 RCE14c Conservation		17-Feb-04	USV	25-Feb-04	X

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1232	Douzenier W Le R Robilliard for Douzaine of Torteval	Further Representation	Representation 124	Support for Representation 124	Torteval	Policy RCE14 (Page 85) Policy RH1/RH2 (Page 279)	RH1 RCE14	Map K05	27-Apr-04			
1233	Douzenier W Le R Robilliard for Douzaine of Torteval	Further Representation	Representation 110	Support for Representation 110	Torteval	Policy RH1/RH2 (Page 280)	RH1	Map L05	27-Apr-04			
1234	Douzenier W Le R Robilliard for Douzaine of Torteval	Representation	Further Representation 1405	Believes the IDC should give the Parish Douzaines "delegated power" to make decisions on minor planning applications within certain guidelines		Paragraph 1.5 (Page 28)	Delegated power for decisions		17-Feb-04			
1235	Mr J Pickles and others	Further Representation	Representation 338	Objection to Representation 338	St Saviour	Policy RH1/RH2 (Page 259)	RCE13 RH3	Map H05	16-Jun-04			
1236	Mr G Farrell	Further Representation	Representation 672	Objection to Representation 672	St Pierre du Bois	Policy RH1/RH2 (Page 192)		Map J04	5-May-04			
1237	Guernsey Golf Union	Further Representation	Representation 130	Support for Representation 130	St Peter Port St Sampson Vale Castel	Policy RS4 (Page 408)		Map G08	14-Jul-04			
1238	Guernsey Golf Union	Further Representation	Representation 258	Support for Representation 258	Castel	Policy RS4 (Page 408)		Map G06 H06	14-Jul-04			
1239	Guernsey Golf Union	Further Representation	Representation 344	Support for Representation 344		Policy RS4 (Page 408)			19-Feb-04			
1240	Guernsey Golf Union	Further Representation	Representation 345	Support for Representation 345		Policy RS4 (Page 408)	RS4		19-Feb-04			
1241	Guernsey Golf Union	Representation		Concerns regarding RS4 (Outdoor recreation facilities) "clause b" which allows for the possibility of new outdoor recreational facilities, but imposes potentially restrictive criteria when a new golf course may be proposed		Policy RS4 (Page 408)	RS4		19-Feb-04			
1242	Mr & Mrs R Fletcher	Further Representation	Representation 20	WITHDRAWN 05/05/04 Objection to Representation 20	St Sampson			Map F08	WITHDRAWN 5-May-04			
1243	Mr & Mrs R Fletcher	Further Representation	Representation 62	WITHDRAWN 05/05/04 Objection to Representation 62	St Sampson			Map F08	WITHDRAWN 5-May-04			
1244	Mr & Mrs R Fletcher	Further Representation	Representation 201	WITHDRAWN 05/05/04 Objection to Representation 201	St Sampson			Map F08	WITHDRAWN 5-May-04			
1245	Mr & Mrs R Fletcher	Further Representation	Representation 204	WITHDRAWN 05/05/04 Objection to Representation 204	St Sampson		RH1 (and others?)	Map F08	WITHDRAWN 5-May-04 (HEARD 29-Apr-04)			
1246	Mr & Mrs R Fletcher	Further Representation	Representation 444	WITHDRAWN 05/05/04 Objection to Representation 444	St Sampson		RH1	Map F08	WITHDRAWN 5-May-04			
1247	Mr & Mrs R Fletcher	Further Representation	Representation 844	WITHDRAWN 05/05/04 Objection to Representation 844	St Sampson		RH1	Map F08	WITHDRAWN 5-May-04			
1248	Mr & Mrs J Watkin	Further Representation	Representation 29	Objection to Representation 29	St Andrew	Policy RH1/RH2 (Page 156)		Map J07	8-Jun-04			
1249	Mr & Mrs J Watkin	Further Representation	Representation 30	Objection to Representation 30	St Andrew	Policy RH1/RH2 (Page 155)		Map I07 J07 J08	8-Jun-04			
1250	Mr & Mrs D Hearse	Further Representation	Representation 20	Objection to Representation 20	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1251	Mr & Mrs D Hearse	Further Representation	Representation 201	Objection to Representation 201	St Sampson	Policy RH1/RH2 (Page 213)	Policy Sec 4	Map F08	11-May-04			
1252	Mr & Mrs D Hearse	Further Representation	Representation 444	Objection to Representation 444	St Sampson	Policy RH1/RH2 (Page 213)	RH1	Map F08	11-May-04			
1253	Mr & Mrs D Hearse	Further Representation	Representation 844	Objection to Representation 844	St Sampson	Policy RH1/RH2 (Page 215)	RH1	Map F08	11-May-04			
1254	Mertons Ltd	Representation		Believes that Policy RH1 (New housing) is too restrictive and considers that residential development on all or part of the viney site at Merton, Rue Cohu, Castel would fit in with the sustainable development identified in the 2003 Strategic & Corporate Plan	Castel	Policy RH1/RH2 (Page 116)	RH1	Map G08	22-Apr-04	USV	30-Jul-04	X
1255	Mertons Ltd	Further Representation	Representation 357	Support for Representation 357	Castel	Policy RH1/RH2 (Page 116)	RCE1 RCE5 RH1 RH2	Map G07 G08	22-Apr-04			
1256	B & M Fallaize	Further Representation	Representations 270-277	Objection to Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 69)	Policy Paras 1.4 1.5	Map D08	8-Jul-04			
1257	B & M Fallaize	Representation	Further Representations 1261, 1264, 1268, 1474, 1489	Proposal for one or two residential units on viney site off Route de la Passee, St Sampson. Also proposes amendments to wording of Policy RH1 (New housing)	St Sampson	Policy RH1/RH2 (Page 241)	RGEN11 RCE5 RE2 RH1	Map D08 E08	12-May-04	USV	28-Jul-04	X
1258	B & M Fallaize	Representation	Further Representations 1263, 1266, 1269, 1484, 1490	Proposal for residential development at Les Grandes Mielles off Port Soil Lane, Vale / Rue de la Ronde Cheminee, Castel	Castel	Policy RH1/RH2 (Page 118)	RH1	Map E07 F07	12-May-04 & 26-May-04	USV	26-May-04	X
1259	Mr T J Stephens	Further Representation	Representation 358	Objection to Representation 358	Castel	Policy RH1/RH2 (Page 115)		Map G07	22-Apr-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1260	States Tourist Board	Representation	Golf Course link to Representation 130	Support for a third golf course (not site specific). Reference to Policy RS4		Policy RS4 (Page 408)	RS4		19-Feb-04			
1261	Mr C Savident & Miss H Fallaize	Further Representation	Representation 1257	Support for Representation 1257	St Sampson	Policy RH1/RH2 (Page 241)	RGEN11 RCE5 RE2 RH1	Map E08 D08	12-May-04			
1262	Mr C Savident & Miss H Fallaize	Further Representation	Representations 270-277	Objection to Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
1263	Mr C Savident & Miss H Fallaize	Further Representation	Representation 1258	Support for Representation 1258	Castel	Policy RH1/RH2 (Page 118)		Map E07 F07	12-May-04			
1264	Mr & Mrs I Maly	Further Representation	Representation 1257	Support for Representation 1257	St Sampson	Policy RH1/RH2 (Page 241)	RGEN11 RCE5 RE2 RH1	Map E08 D08	12-May-04			
1265	Mr & Mrs I Maly	Further Representation	Representations 270-277	Objection to Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
1266	Mr & Mrs I Maly	Further Representation	Representation 1258	Support for Representation 1258	Castel	Policy RH1/RH2 (Page 118)		Map E07 F07	12-May-04			
1267	Mr & Mrs S Fallaize	Further Representation	Representations 270-277	Objection to Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
1268	Mr & Mrs S Fallaize	Further Representation	Representation 1257	Support for Representation 1257	St Sampson	Policy RH1/RH2 (Page 241)	RGEN11 RCE5 RE2 RH1	Map E08 D08	12-May-04			
1269	Mr & Mrs S Fallaize	Further Representation	Representation 1258	Support for Representation 1258	Castel	Policy RH1/RH2 (Page 118)		Map E07 F07	12-May-04			
1270	Mr T De Putron	Further Representation	Representation 303	Objection to Representation 303	St Martin	Policy RH1/RH2 (Page 183)			5-May-04			
1271	Mr T De Putron	Further Representation	Representation 675	Support for Representation 675	St Martin	Policy RH1/RH2 (Page 183) Policy RE2/RE3 (Page 359)			5-May-04			
1272	Mr T De Putron	Further Representation	Representation 676	Support for Representation 676	St Martin	Policy RCE10 (Page 79)			5-May-04			
1273	Mr J E David	Further Representation	Representation 232	Objection to Representation 232. The Further Representer does not object to the redevelopment of the house	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1274	Mr J E David	Further Representation	Representation 401	Support for Representation 401	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1275	Mr J E David	Further Representation	Representation 423	Objection to Representation 423	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1276	Mr B Rickard	Further Representation	Representation 47	Objection to Representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
1277	Mr B Rickard	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
1278	Mr B Rickard	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
1279	Mr B Rickard	Further Representation	Representation 220	Objection to Representation 220	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
1280	Mr B Rickard	Further Representation	Representation 307	Objection to Representation 307	St Sampson	Policy RH1/RH2 (Page 234)		Map E08	27-Apr-04			
1281	Mr B Rickard	Further Representation	Representation 348	WITHDRAWN 09/06/04 Objection to Representation 348	Vale			Map E07 E08	WITHDRAWN 9-Jun-04			
1282	Mr B Rickard	Further Representation	Representation 971	Support for Representation 971	Vale	Policy RCE4 (Page 68)		Map E08	6-Jul-04			
1283	Mr B Rickard	Representation	Further Representations 1411, 1417, 1461, 1469, 1476, 1550, (1391 WITHDRAWN)	Proposal to change designation of land from 'Non-Designated' to an 'Area of High Landscape Quality' linking up with the adjacent 'Site of Nature Conservation Importance' site on the east of Route de Portinfer, Route de Pecquieries as far as Rue de la Passee, west of La Passee, Clos des Cottés, Clos de Pecquieries, Hougue Rot quarry and Portinfer Lane quarry Vale / St Sampson.	St Sampson Vale	Policy RCE1 (Page 43)	RS1 RS3 RCE1 RCE3		6-Jul-04	USV	28-Jul-04	X
1284	M B Woodland	Further Representation	Representation 5	Support for Representation 5		Policy RH5 (Page 350)	RH5		4-Mar-04			
1285	Mr & Mrs R J Tee	Representation	Telecom mast link to Representation 1544	Request clarification of Policies RD1 (Essential development) & RD2 (Small-scale infrastructure provision) in relation to the consideration of applications for telecommunication masts		Policy RD1/RD2 (Page 424)	RD1 RD2		24-Feb-04			
1286	Mr & Mrs R J Tee	Further Representation	Representation 283	Objection to Representation 283	Vale	Policy RH1/RH2 (Page 312)		Map D09 E09	1-Jun-04			
1287	Mr & Mrs P Austin	Further Representation	Representation 224	Objection to Representation 224	Castel	Policy RE11 (Page 388)		Map G07	6-Jul-04			
1288	Mr & Mrs R Jeffreys	Further Representation	Representation 329	Objection to Representation 329	Vale	Policy RH1/RH2 (Page 319)	RH1	Map D10	8-Jun-04			
1289	Mr & Mrs M Jeffreys	Further Representation	Representation 342	WITHDRAWN 19/05/04 Objection to Representation 342	Vale		RH1 RH2	Map D10 -	WITHDRAWN 19-May-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1290	Mr & Mrs G A Goddard	Further Representation	Representation 767	WITHDRAWN 29/06/04 Objection to Representation 767	Vale			Map D09	WITHDRAWN 28-Jun-04			
1291	Mr M Green	Further Representation	Representation 746	Objection to Representation 746	Vale	Policy RH1/RH2 (Page 306)		Map E09	10-Jun-04			
1292	Mr M Green	Further Representation	Representation 747	Objection to Representation 747	Vale	Policy RH1/RH2 (Page 342)		Map E10	10-Jun-04			
1293	Mr & Mrs R Seal	Further Representation	Representation 47	Objection to Representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
1294	Mr & Mrs R Seal	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
1295	Mr & Mrs R Seal	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295) Policy RH1/RH2 (Page 347)		Map E08	15-Jun-04			
1296	C & W A Smith	Further Representation	Representation 642	Objection to Representation 642	Vale	Policy RCE3 (Page 62)		Map E10	10-Jun-04			
1297	Mr T Harvey & Miss S Murphy	Further Representation	Representation 47	WITHDRAWN 13/04/04 Objection to Representation 47	St Sampson			Map E08	WITHDRAWN 13-Apr-04			
1298	Mr T Harvey & Miss S Murphy	Further Representation	Representation 48	WITHDRAWN 13/04/04 Objection to Representation 48	St Sampson			Map E08	WITHDRAWN 13-Apr-04			
1299	Mr T Harvey & Miss S Murphy	Further Representation	Representation 49	WITHDRAWN 13/04/04 Objection to Representation 49	Vale			Map E08	WITHDRAWN 13-Apr-04			
1300	Mr T Harvey & Miss S Murphy	Further Representation	Representation 220	WITHDRAWN 13/04/04 Objection to Representation 220	St Sampson			Map E08	WITHDRAWN 13-Apr-04			
1301	Mr & Mrs D Gauvain	Further Representation	Representation 30	Objection to Representation 30	St Andrew	Policy RH1/RH2 (Page 155)		Map I07 J07 J08	8-Jun-04			
1302	Mr C Williamson	Further Representation	Representation 389	Objection to Representation 389	Vale	Policy RH1/RH2 (Page 339)	RH1	Map E10	28-Apr-04			
1303	Mr J A Bligh	Further Representation	Representation 423	Objection to Representation 423	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1304	Mr D J Gorvel	Representation		Objection to the wording of Policy RCE14 (Conversion and re-use of buildings)		Policy RCE14 (Page 85) Policy RH3 (Page 349)	RCE14 RH3		25-Feb-04			
1305	Mr D J Gorvel	Further Representation	Representation 647	Support for Representation 647		Policy RE1 (Page 354)	General Agricultural Policies		25-Feb-04			
1306	States Housing Authority	Representation		Support for Policy RH1 (New housing)		Policy RH1 (Page 92)	RH1		24-Feb-04			
1307	States Housing Authority	Representation		Support for Policy RH2 (Social Housing)		Policy RH2 (Page 99)	RH2		24-Feb-04			
1308	States Housing Authority	Representation		WITHDRAWN 23/02/04 Feasibility of infill and/or redevelopment of existing States Housing Authority estates at Les Genats, Cobo, Castel	Castel		RH1 RH2	Map F07	WITHDRAWN 23-Feb-04			
1309	States Housing Authority	Representation		WITHDRAWN 23/02/04 Feasibility of infill and/or redevelopment of existing States Housing Authority estates at La Villaze	St Andrew		RH1 RH2	Map J06	WITHDRAWN 23-Feb-04			
1310	States Housing Authority	Representation		WITHDRAWN 23/02/04 Feasibility of infill and/or redevelopment of existing States Housing Authority estates at Route des Bas Courtils, St Saviour	St Saviour		RH1 RH2		WITHDRAWN 23-Feb-04			
1311	States Housing Authority	Further Representation	Representation 351	WITHDRAWN 23/02/04 Support for Representation 351	Castel		RH1 RH2	Map F07	WITHDRAWN 23-Feb-04			
1312	States Housing Authority	Further Representation	Representation 255	WITHDRAWN 23/02/04 Support for Representation 255	St Martin		RH2	Map K08	WITHDRAWN 23-Feb-04			
1313	La Société Guerneslaise	Further Representation	Representation 38	WITHDRAWN 03/06/04 Objection to Representation 38	Vale			Map D10	WITHDRAWN 3-Jun-04			
1314	La Société Guerneslaise	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)	RCE4	Map E08	15-Jun-04			
1315	La Société Guerneslaise	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
1316	La Société Guerneslaise	Further Representation	Representations 270-277	Concerns about Representations 270-277 Further Representor does not recommend this area as a "Site of Nature Conservation Importance" (See La Société Guerneslaise Report June 2004)	St Sampson	Policy RCE4 (Page 66)	Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04			
1317	Mr & Mrs Lanoe	Further Representation	Representation 72	Objection to Representation 72	St Pierre du Bois	Policy RH1/RH2 (Page 189)	RH1	Map J05	13-May-04			
1318	Mr & Mrs V Froome	Further Representation	Representation 825	Concerns about Representation 825	St Sampson	Policy RH1/RH2 (Page 233)		Map E08	11-May-04			
1319	Mr & Mrs G Riley	Further Representation	Representation 61	Objection to Representation 61	Castel	Policy RH1/RH2 (Page 124)		Map G06 H06	6-May-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1320	Mr P Harrison	Representation	Golf Course link to Representation 130	Concerns regarding traffic and the impact developments would cause on the small diversionary roads in the area of Pont Vaillant, St Peter Port. At the hearing on 16 June 2004 it was also agreed to treat this submission as an "as read" Further Representation opposing Representation 130 - proposed golf course at La Ramée.	St Peter Port Vale Castel	Policy RGEN1 (Page 32) Policy RH1/RH2 (Page 185) Policy RS4 (Page 408)	RH1 Traffic Impact Assessments & Environmental Impact assessments for States and non-States developments	Map G08 H08	16-Jun-04	USV	30-Jul-04	X
1321	Mr T M Laine	Further Representation	Representation 826	Objection to Representation 826	Castel	Policy RH1/RH2 (Page 118)		Map F07	26-May-04			
1322	Mr A Dorey	Representation	Further Representations 1511, 1523	Believes that Policy RH1(New housing) is too restrictive and would like the Policy amended enable residential dwellings to be built at Neverest Vinery, La Folie Lane, Vale	Vale	Policy RH1/RH2 (Page 309)	RH1	Map E09	16-Jun-04	USV	25-Aug-04	X
1323	Mr A Priaux	Further Representation	Representation 93	WITHDRAWN 30/06/04 Objection to Representation 93	St Sampson			Map F08	WITHDRAWN 30-Jun-04			
1324	Mr A Priaux	Further Representation	Representation 306	WITHDRAWN 30/06/04 Objection to Representation 306	St Sampson			Map E08 F08	WITHDRAWN 30-Jun-04			
1325	Mr A Priaux	Further Representation	Representation 375	WITHDRAWN 30/06/04 Objection to Representation 375	St Sampson			Map F08	WITHDRAWN 30-Jun-04			
1326	Mr & Mrs D Rossiter	Further Representation	Representation 865	Objection to Representation 865	St Saviour	Policy RH1/RH2 (Page 250)	RH1	Map H05	16-Jun-04			
1327	Mr & Mrs I Powell	Further Representation	Representation 826	Objection to Representation 826	Castel	Policy RH1/RH2 (Page 118)	RH1	Map F07	26-May-04			
1328	Mr & Mrs M Tullier	Further Representation	Representation 826	Objection to Representation 826	Castel	Policy RH1/RH2 (Page 118)	RH1	Map F07	26-May-04			
1329	Mr & Mrs K Trebert	Further Representation	Representation 389	Objection to Representation 389	Vale	Policy RH1/RH2 (Page 339)	RH1	Map E10	28-Apr-04			
1330	Mr & Mrs S Tayler	Further Representation	Representation 971	Support for Representation 971	Vale	Policy RCE4 (Page 68)		Map E08	6-Jul-04			
1331	Mrs P Dravers	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
1332	Mr A M Lamb	Further Representation	Representation 169	Objection to Representation 169	Vale	Policy RH1/RH2 (Page 289)		Map F08	3-Jun-04			
1333	Mr A M Lamb	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
1334	Mr A M Lamb	Further Representation	Representation 399	Objection to Representation 399	Vale	Policy RH1/RH2 (Page 291)		Map F08	3-Jun-04			
1335	Mr J H Smith on behalf of Les Prins Lane Residents	Further Representation	Representation 47	Objection to Representation 47	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
1336	Mr J H Smith on behalf of Les Prins Lane Residents	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
1337	Mr J H Smith on behalf of Les Prins Lane Residents	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
1338	Mr J H Smith on behalf of Les Prins Lane Residents	Further Representation	Representation 129	Objection to Representation 129	Vale	Policy RH1/RH2 (Page 280)		Map E08	15-Jun-04			
1339	Mr J H Smith on behalf of Les Prins Lane Residents	Further Representation	Representation 220	Objection to Representation 220	St Sampson	Policy RH1/RH2 (Page 237)		Map E08	15-Jun-04			
1340	Mr J H Smith on behalf of Les Prins Lane Residents	Further Representation	Representation 971	Support for Representation 971	St Sampson Vale	Policy RCE4 (Page 68)		Map E08	6-Jul-04			
1341	Mr H Patch	Further Representation	Representation 826	Objection to Representation 826	Castel	Policy RH1/RH2 (Page 118)		Map F07	26-May-04			
1342	Mr & Mrs J Rouget	Further Representation	Representation 865	Objection to Representation 865	St Saviour	Policy RH1/RH2 (Page 250)		Map H05	16-Jun-04			
1343	Mr & Mrs B Bown	Further Representation	Representation 826	Objection to Representation 826	Castel	Policy RH1/RH2 (Page 118)		Map F07	26-May-04			
1344	Mr G Munro	Representation	Further Representation 1558	Believes that Policy RH1 (New housing) is too restrictive and believes that Cordoree Vinery, Ruelle de la Tour, Castel would be suitable for residential development	Castel	Policy RH1/RH2 (Page 138)	RH1	Map G07	7-Jul-04	USV	24-Aug-04	X
1345	Mr & Mrs R Loyd	Further Representation	Representation 93	Objection to Representation 93	St Sampson	Policy RH1/RH2 (Page 211) Policy RE7/RE9 (Page 379)		Map F08	4-May-04			
1346	Mr & Mrs R Loyd	Further Representation	Representation 375	Objection to Representation 375	St Sampson	Policy RCE14 (Page 85)	RE7 RCE14	Map F08	4-May-04			

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1347	Mr & Mrs R Loyd	Further Representation	Representation 306	Concerns about Representation 306	St Sampson	Policy RH1/RH2 (Page 235)		Map E08 F08	27-Apr-04			
1348	Mr B Holden	Further Representation	Representation 826	Objection to Representation 826	Castel	Policy RH1/RH2 (Page 118)	RH1	Map F07	26-May-04			
1349	Mr & Mrs C Le Bachelet	Further Representation	Representation 389	Objection to Representation 389	Vale	Policy RH1/RH2 (Page 339)	Policy RH1 Map	Map E10	28-Apr-04			
1350	Mr B P Geall	Further Representation	Representation 807	Objection to Representation 807	St Saviour	Policy RE7/RE9 (Page 381)	RE9	Map H05	29-Apr-04			
1351	Mrs D P Harris	Further Representation	Representation 644	Objection to Representation 644	Forest	Policy RH1/RH2 (Page 154)		Map K07	1-Jun-04			
1352	Mr W Bourgaize & Mrs C E Brehaut	Representation		Proposal for residential development on land at corner of Rue de Appoline and Rue des Crabbes, St Saviour (opposite Marshlands)	St Saviour	Policy RH1/RH2 (Page 256)	RH1	Map H05	4-May-04	USV	10-May-04	X
1353	Mr W Bourgaize & Mrs C E Brehaut	Representation		Proposal for residential development at the rear of Beecholme, La Biloterie Road, St Saviour	St Saviour	Policy RH1/RH2 (Page 251)	RH1 RCE14	Map H05	4-May-04	ASV	21-Jul-04	X
1354	Mr W Bourgaize & Mrs C E Brehaut	Representation		Proposal for residential development on land at the rear of Beecholme, La Biloterie Road, St Saviour	St Saviour	Policy RH1/RH2 (Page 251)	RH1	Map H05	4-May-04	ASV	21-Jul-04	X
1355	Mr & Mrs P Stockreiter	Further Representation	Representation 930	Objection to Representation 930	St Saviour	Policy RH1/RH2 (Page 254)		Map H05	28-Apr-04			
1356	Mrs S Carre	Further Representation	Representation 21	Objection to Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
1357	Mr J C S F Smithies	Further Representation	Representation 747	Objection to Representation 747	Vale	Policy RH1/RH2 (Page 342)		Map E10	10-Jun-04			
1358	Mr & Mrs H Mahy	Further Representation	Representation 377	Objection to Representation 377	St Sampson	Policy RH1/RH2 (Page 206)		Map F08	27-May-04			
1359	Mr & Mrs M Burrows	Further Representation	Representations 34-37	Concerns about Representations 34, 35, 36, 37 (repeated under Representation 838)	St Sampson	Policy RCE14 (Page 85) Policy RE4 (Page 361) Policy RS1 (Page 405)		Map E09	22-Apr-04			
1360	Mrs J Carr	Further Representation	Representation 375	Objection to Representation 375	St Sampson	Policy RCE14 (Page 85)		Map F08	4-May-04			
1361	Mrs J Carr	Further Representation	Representation 93	Objection to Representation 93	St Sampson	Policy RH1/RH2 (Page 211) Policy RE7/RE9 (Page 379)		Map F08	4-May-04			
1362	Medina Ltd	Further Representation	Representation 934	Objection to Representation 934	Castel	Policy RCE1 (Page 39)		Map H07	14-Jul-04			
1363	Mr P J M McCracken	Further Representation	Representation 49	Objection to Representation 49	Vale	Policy RH1/RH2 (Page 295)		Map E08	15-Jun-04			
1364	Mr P J M McCracken	Further Representation	Representation 48	Objection to Representation 48	St Sampson	Policy RE7/RE9 (Page 377)		Map E08	15-Jun-04			
1365	Dr & Mrs P D M Costen	Further Representation	Representation 316	WITHDRAWN 10/06/04 Objection to Representation 316	St Pierre du Bois			Map H04	WITHDRAWN 10-May-04			
1366	Mr & Mrs K G Van Katwyk	Representation	Further Representations 1521, 1525	WITHDRAWN 27/07/2004 Proposal for residential development on viney site at the rear of Springfield Rue de La Battee, Vale	Vale			Map D10	WITHDRAWN 27-Jul-04		25-Aug-04	X
1367	Mr T R Bougourd	Representation		Proposal for residential development at Camp du Roi Cottage, Camp du Roi, Vale	Vale	Policy RH1/RH2 (Page 303)	RH1	Map F08	8-Jul-04	USV	27-Jul-04	X
1368	Mr P H Ingrouille	Further Representation	Representation 1102	Objection to Representation 1102	St Sampson	Policy RS4 (Page 408)		Map F09	20-Jul-04			
1369	Dr C Andrews & Miss H Reed	Further Representation	Representation 574	Objection to Representation 574	Castel	Policy RH1/RH2 (Page 114)	RH1 SP1 SP2	Map G07	4-May-04			
1370	Mr M Roger	Representation	Further Representations 1492, 1518	Proposal for residential development on viney site at Les Deux Pieces, Rue du Douit, Vale	Vale	Policy RH1/RH2 (Page 288)	RH1	Map F08 G08	26-May-04	USV	24-Aug-04	X
1371	Mr M Maubec	Further Representation	Representation 1103	WITHDRAWN 17/05/04 Objection to Representation 1103	St Sampson			Map E09	WITHDRAWN 17-May-04			
1372	Mr M Maubec	Further Representation	Representation 1104	WITHDRAWN 17/05/04 Objection to Representation 1104	St Sampson			Map E09	WITHDRAWN 17-May-04			
1373	Dr S Thornton	Further Representation	Representations 66, 978	WITHDRAWN 12/07/04 Support for Representations 66 & 978	St Saviour			Map I05	WITHDRAWN 12-Jul-04			
1374	Dr S Thornton	Representation		Proposal to change the wording of Policy RCE3 (Areas of High Landscape Quality), which the Representer believes is too restrictive regarding the rights of property owners and their ability to make changes to their properties		Policy RCE3 (Page 49) Policy RCE7 (Page 75)	RCE3 RCE7		21-Apr-04			
1375	Mr M Brehaut & Mrs T Brehaut	Further Representation	Representation 832	Objection to Representation 832	Castel	Policy RH1/RH2 (Page 138)	RH1 RE3 RGEN11	Map H07	16-Jun-04			
1376	Mr E L Morgan	Representation	Further Representation 1519	Proposal for residential development on viney site at Rue a Ronces, Castel (adjacent to Tremel)	Castel	Policy RH1/RH2 (Page 120)	RH1	Map F07	13-Jul-04	USV	28-Jul-04	X
1377	Mr G D Le Poidevin	Further Representation	Representation 1160	Objection to Representation 1160	Vale	Policy RH1/RH2 (Page 292)		Map F08	3-Jun-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1378	Mr W A Norman	Representation		Proposal for residential development St Christopher, Basses Capelles, St Sampson	St Sampson	Policy RH1/RH2 (Page 216)	RH1	Map E08 F08	2-Jun-04	USV	24-Aug-04	X
1379	Mr & Mrs D Honey	Representation		Proposal for a new entrance to the site adjacent to a new garage, Merton House, Route de St Andrew, St Andrew. Reference to Policy RGEN5 (Character & amenity)	St Andrew	Policy RGEN5 (Page 34)	RGEN5	Map I08	1-Jun-04	USV	28-Jul-04	X
1380	Miss K England	Further Representation	Representation 1103	WITHDRAWN 17/05/04 Objection to Representation 1103	St Sampson			Map E09	WITHDRAWN 17-May-04			
1381	Miss K England	Further Representation	Representation 1104	WITHDRAWN 17/05/04 Objection to Representation 1104	St Sampson			Map E09	WITHDRAWN 17-May-04			
1382	Mr & Mrs S Dragun	Further Representation	Representation 306	Objection to Representation 306	St Sampson	Policy RH1/RH2 (Page 235)		Map E08 F08	27-Apr-04			
1383	Mr P Davies	Further Representation	Representation 1102	Objection to Representation 1102	St Sampson	Policy RS4 (Page 408)	RS4 RGEN12	Map F09	20-Jul-04			
1384	Mrs G Dudley-Owen	Representation		WITHDRAWN 25/02/04 Believes that Policy RH1 is too restrictive			RH1		WITHDRAWN 25-Feb-04			
1385	Mr J Martel	Representation		Proposal for residential development on viney site off La Cloture Road / L'Ancrese Road, Vale (adjacent to Colyton and The Hide)	Vale	Policy RH1/RH2 (Page 315)	RH1	Map D09	7-Jul-04	USV	25-Aug-04	X
1386	Mr & Mrs M Burrows	Further Representation	Representation 1103	WITHDRAWN 17/05/04 Objection to Representation 1103	St Sampson			Map E09	WITHDRAWN 17-May-04			
1387	Mr & Mrs M Burrows	Further Representation	Representation 1104	WITHDRAWN 17/05/04 Objection to Representation 1104	St Sampson			Map E09	WITHDRAWN 17-May-04			
1388	Mr A & Mrs G Taylor	Further Representation	Representation 1153	Objection to Representation 1153	St Pierre du Bois	Policy RE7/RE9 (Page 375)		Map K05	4-May-04			
1389	Mr & Mrs D A Rowlinson	Further Representation	Representation 255	WITHDRAWN 05/07/04 Objection to Representation 255	St Martin			Map K08	WITHDRAWN 5-Jul-04			
1390	Mr & Mrs N Smith	Further Representation	Representation 234	Objection to Representation 234	St Saviour	Policy RH1/RH2 (Page 249)		Map H05	27-May-04			
1391	Mr & Mrs P M Falla	Further Representation	Representation 1283	WITHDRAWN 15/06/04 Objection to Representation 1283	Vale			Map E07 E08	WITHDRAWN 15-Jun-04			
1392	Mr & Mrs T R Creber	Further Representation	Representation 297	Objection to Representation 297	Castel	Policy RH1/RH2 (Page 137)		Map G08	7-Jul-04			
1393	Mr & Mrs M J Bourgaize	Further Representation	Representation 234	Objection to Representation 234	St Saviour	Policy RH1/RH2 (Page 249)		Map H05	27-May-04			
1394	Mr & Mrs J R de Jersey	Further Representation	Representation 401	Support for Representation 401	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1395	Mr L G Duquemin	Further Representation	Representation 1102	WITHDRAWN 20/02/04 Objection to Representation 1102	St Sampson			Map F09	WITHDRAWN 20-Feb-04			
1396	Mr & Mrs S Horsepool	Further Representation	Representation 340	Objection to Representation 340	Vale	Policy RH1/RH2 (Page 345)		Map E10	13-Jul-04			
1397	Mr & Mrs S Horsepool	Further Representation	Representation 747	Objection to Representation 747	Vale	Policy RH1/RH2 (Page 342)		Map E10	10-Jun-04			
1398	Mr & Mrs S Horsepool	Further Representation	Representation 291	WITHDRAWN 20/05/04 Objection to Representation 291	Vale			Map E10	WITHDRAWN 20-May-04			
1399	Mr & Mrs S Horsepool	Further Representation	Representation 746	Objection to Representation 746	Vale	Policy RH1/RH2 (Page 306)		Map E09	10-Jun-04			
1400	Mr & Mrs S Horsepool	Further Representation	Representation 304	Objection to Representation 304	Vale	Policy RH1/RH2 (Page 345)	RCE1 RCE3 RCE5 RH1 RH2	Map E10	13-Jul-04			
1401	Mr & Mrs R Blakely	Further Representation	Representation 412	Objection to Representation 412	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
1402	Mr & Mrs R Blakely	Further Representation	Representation 413	Objection to Representation 413	St Martin	Policy RH1/RH2 (Page 180)		Map J08	6-May-04			
1403	Mr & Mrs H K Mosser	Further Representation	Representation 1121	WITHDRAWN 03/06/04 Objection to Representation 1121	Forest			Map K06 K07	WITHDRAWN 3-Jun-04			
1404	Mr N A Mann	Further Representation	Representation 776	Objection to Representation 776	St Pierre du Bois	Policy RCE14 (Page 85)	S&C Plan 6A10.211.8 RCE1(c)	Map L05	12-May-04			
1405	Mr N A Mann	Further Representation	Representation 1234	Objection to Representation 1234		Paragraph 1.5 (Page 28)			12-May-04			
1406	Mr N A Mann	Further Representation	Representation 264	Objection to Representation 264	St Pierre du Bois	Policy RH1/RH2 (Page 205)		Map L05	12-May-04			
1407	Deputy Ann Robillard	Representation		Proposal for footpath development in the Rural Area on behalf of the pedestrian group "STEPS" Request for policy changes to produce network of safe footpaths		Policy RGEN10 (Page 36)	RGEN7 RGEN10 RCE5		24-Feb-04			
1408	Mr & Mrs J Robinson	Further Representation	Representation 145	Objection to Representation 145	Vale	Policy RH6 (Page 352)		Map E10	1-Jun-04			
1409	Mr & Mrs J Robinson	Further Representation	Representation 443	Objection to Representation 443	Vale	Policy RH1/RH2 (Page 336)		Map E10	8-Jul-04			
1410	Mr & Mrs J Robinson	Further Representation	Representation 170	Objection to Representation 170	Vale	Policy RH1/RH2 (Page 337)		Map E10	8-Jul-04			
1411	Mr P A Sherbourne	Further Representation	Representation 1283	Objection to Representation 1283	Vale	Policy RCE1 (Page 43)		Map E07 E08	6-Jul-04			
1412	Mr & Mrs S W Place	Further Representation	Representation 372	Objection to Representation 372	St Saviour	Policy RH1/RH2 (Page 268)		Map J06	3-Jun-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1413	Arlington Assets Ltd	Representation		Request for clarification of Policy RE14 (Development requiring an airport location)	Forest	Policy RE14 (Page 398)	RE14	Map K06	8-Jun-04	USV	21-Jul-04	X
1414	Mr S Le Maitre	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
1415	Mr R D Rabey & Mr & Mrs C G Polson	Representation		Proposal to change preamble of Policy RE12 (Rationalisation of visitor accommodation) regarding change of use, and clarification of "clause b" regarding size of property, Reference to self-catering tourist accommodation at Ashmore Court, Ashmore Cottages, Forest Road, St Martin	St Martin	Policy RE12 (Page 393)	RE12	Map K08	20-Apr-04	USV	26-Jul-04	X
1416	Mrs E Davies	Further Representation	Representation 1102	Objection to Representation 1102	St Sampson	Policy RS4 (Page 408)	Policy RS4 (B); RGEN 12	Map F09	20-Jul-04			
1417	Mr & Mrs P Machon	Further Representation	Representation 1283	Objection to Representation 1283	Vale	Policy RCE1 (Page 43)		Map E07 E08	6-Jul-04			
1418	Mrs K Browning & Mr Q Vohmann & Mrs M K Caine	Representation		Proposal for residential development on a field neighbouring the workshop of R F Ogier at Saumarez Road, Castel	Castel	Policy RH1/RH2 (Page 117)	RH1	Map G07	25-May-04	USV	30-Jul-04	X
1419	Mr & Mrs C Lowe	Further Representation	Representation 169	Objection to Representation 169	Vale	Policy RH1/RH2 (Page 289)		Map F08	3-Jun-04			
1420	Mr & Mrs C Lowe	Further Representation	Representation 253	Objection to Representation 253	Vale	Policy RCE3 (Page 60)	RH2	Map F08	3-Jun-04			
1421	Mr & Mrs C Lowe	Further Representation	Representation 254	Objection to Representation 254	Vale	Policy RH2 (Page 99)	RH2		3-Jun-04			
1422	Mr & Mrs C Lowe	Further Representation	Representation 364	WITHDRAWN 02/06/04 Objection to Representation 364	Vale			Map F08	WITHDRAWN 2-Jun-04			
1423	Mr & Mrs C Lowe	Further Representation	Representation 399	Objection to Representation 399	Vale	Policy RH1/RH2 (Page 291)		Map F08	3-Jun-04			
1424	Mr & Mrs C Lowe	Further Representation	Representation 1160	Objection to Representation 1160	Vale	Policy RH1/RH2 (Page 292)		Map F08	3-Jun-04			
1425	Mr & Mrs R Le Page	Representation		WITHDRAWN 18/06/04 Proposal to extend domestic curtilage onto agricultural land under Policy RCE6 (Creation or extension of curtilages) at the rear of Pagmar, Rue des Queritez, Castel	Vale		RCE6	Map G06	WITHDRAWN 18-Jun-04			
1426	Mr & Mrs R Brehaut	Further Representation	Representation 234	Objection to Representation 234	St Saviour	Policy RH1/RH2 (Page 249)	RH2	Map H05	27-May-04			
1427	Mr & Mrs R Brehaut	Further Representation	Representation 1177	Objection to Representation 1177	St Saviour	Policy RH1/RH2 (Page 249)		Map H05	27-May-04			
1428	Mr R A Powell	Further Representation	Representation 1121	WITHDRAWN 03/06/04 Objection to Rep 1121	Forest			Map K06 K07	WITHDRAWN 3-Jun-04			
1429	Mr & Mrs I Archenoul	Representation	Further Representation 1512	Proposal for residential development at Le Friquet Vinery off Rue des Haizes, Vale	Vale	Policy RH1/RH2 (Page 311)	RH1	Map E09	16-Jun-04	USV	25-Aug-04	X
1430	Mrs R Parsons	Further Representation	Representation 1153	Objection to Representation 1153	St Pierre du Bois	Policy RE7/RE9 (Page 375)		Map K05	4-May-04			
1431	Mr & Mrs J R Leach	Further Representation	Representation 1153	Objection to Representation 1153	St Pierre du Bois	Policy RE7/RE9 (Page 375)	RCE5	Map K05	4-May-04			
1432	Mr S A James	Further Representation	Representation 1121	WITHDRAWN 03/06/04 Objection to Representation 1121	Forest			Map K06 K07	WITHDRAWN 3-Jun-04			
1433	Mr & Mrs Mahieux	Representation		Request that fields at Les Effards Lane, Castel remain as "Conservation Areas"	Castel	Policy RCE1 (Page 39) Policy RCE10 (Page 78)	RE10	Map H07	10-Jun-04	USV	05-May-04	X
1434	Mr G T Ozanne	Representation	Further Representations 1477, 1522	Proposal for residential development at Rue des Francais, Vale (between La Maison de Haut and Hillside)	Vale	Policy RH1/RH2 (Page 338)	RH1	Map E10	13-Jul-04	USV	25-Aug-04	X
1435	Mr J McCormack	Further Representation	Representation 75	Objection to Representation 75	St Peter Port	Policy RCE5 (Page 71)		Map I09	15-Jul-04			
1436	Mr & Mrs P R Castle	Further Representation	Representation 1153	Objection to Representation 1153	St Pierre du Bois	Policy RE7/RE9 (Page 375)	RCE5	Map K05	4-May-04			
1437	Southfields Property Company Ltd	Representation		Believes that the boundary between the Rural Area Plan and the Urban Area Plan should be the subject of periodic review as permitted developments and other factors may make it appropriate to realign the boundary from time to time		Paragraph 1.2 (Page 26)	RAP / UAP realignment of Plan boundaries		11-May-04			
1438	Mr & Mrs C Birnie	Further Representation	Representation 1121	WITHDRAWN 03/06/04 Objection to Representation 1121	Forest			Map K06 K07	WITHDRAWN 3-Jun-04			
1439	Mr & Mrs A R Veillard	Further Representation	Representation 401	Support of Representation 401	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1440	Mr & Mrs A R Veillard	Further Representation	Representation 423	Objection to Representation 423	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1441	Mr & Mrs A R Veillard	Further Representation	Representation 232	Objection to Representation 232 . Further Representor does not object to the redevelopment of the derelict house.	St Sampson	Policy RH1/RH2 (Page 229)		Map E08	25-May-04			
1442	Mr & Mrs J B Green	Further Representation	Representation 1059	Objection to Representation 1059	St Martin	Policy RH1/RH2 (Page 178)		Map K07	1-Jun-04			
1443	Mr & Mrs J B Green	Further Representation	Representation 1045	Objection to Representation 1045	St Martin	Policy RH1/RH2 (Page 178)		Map K07	1-Jun-04			

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1444	Mr K Maindonal	Representation	Further Representations 1479, 1481	Proposal for residential development at the rear of La Paix, La Mazotte, Vale and bordering a lane at the back of Northlands Estate, Rue des Landes, Vale	Vale	Policy RH1/RH2 (Page 328)	RH1 RH5 RGEN7 RGEN11	Map D10	13-Jul-04	USV	25-Aug-04	X
1445	Mr A Hall on behalf of the Guernsey Building Trades Employers Association	Representation		General statement concerning the need for local building contractors to have land from which to operate. The RAP should allow this were appropriate such as disused vineries.		Policy RE7/RE9 (Page 367)	RE7 RE10 RCE14 EMP7(UAP)		27-May-04			
1446	Mrs C M Lenfestey	Further Representation	Representation 1153	Objection to Representation 1153	St Pierre du Bois	Policy RE7/RE9 (Page 375)	RCE5 SP31 SP33 SP34	Map K05	4-May-04			
1447	Mr & Mrs D Archer	Further Representation	Representation 1177	Objection to Representation 1177	St Saviour	Policy RH1/RH2 (Page 249)	RGEN5, RGEN11, RCE1, RCE3, RCE5	Map H05	27-May-04			
1448	D M & R D Bradshaw	Further Representation	Representation 291	WITHDRAWN 20/05/04 Objection to Representation 291	Vale			Map E10	WITHDRAWN 20-May-04			
1449	Mr & Mrs L Higgins	Further Representation	Representation 368	WITHDRAWN 26/05/04 Objection to Representation 368	St Saviour			Map H05	WITHDRAWN 26-May-04			
1450	Mr & Mrs L Higgins	Further Representation	Representation 930	Objection to Representation 930	St Saviour	Policy RH1/RH2 (Page 254)		Map H05	28-Apr-04			
1451	Mr & Mrs L Higgins	Further Representation	Representation 1122	Objection to Representation 1122	St Saviour	Policy RH1/RH2 (Page 254)		Map H05	28-Apr-04			
1452	Mrs J Robilliard	Further Representation	Representation 347	WITHDRAWN 16/07/2004 Concerns about Representation 347	St Sampson			Map G08	WITHDRAWN 16-Jul-04			
1453	Mr & Mrs J Bateman	Further Representation	Representation 1122	Objection to Representation 1122	St Saviour	Policy RH1/RH2 (Page 254)		Map H05	28-Apr-04			
1454	Mrs M Galpin	Further Representation	Representation 862	Objection to Representation 862	St Saviour	Policy RH1/RH2 (Page 255)		Map H05	28-Apr-04			
1455	Mrs M Galpin	Further Representation	Representation 1122	Objection to Representation 1122	St Saviour	Policy RH1/RH2 (Page 254)		Map H05	28-Apr-04			
1456	Mrs M Galpin	Further Representation	Representation 930	Objection to Representation 930	St Saviour	Policy RH1/RH2 (Page 254)		Map H05	28-Apr-04			
1457	Mr & Mrs T Earl	Further Representation	Representation 1153	Objection to Representation 1153	St Pierre du Bois	Policy RE7/RE9 (Page 375)	RCE5	Map K05	4-May-04			
1458	Mr & Mrs D Guille	Further Representation	Representation 20	Objection to Representation 20	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1459	Mr & Mrs D Guille	Further Representation	Representation 444	Objection to Representation 444	St Sampson	Policy RH1/RH2 (Page 213)		Map F08	11-May-04			
1460	Mr & Mrs D Guille	Further Representation	Representation 844	Objection to Representation 844	St Sampson	Policy RH1/RH2 (Page 215)		Map F08	11-May-04			
1461	Ms S Simmonds	Further Representation	Representation 1283	Support for Representation 1283	St Sampson	Policy RCE1 (Page 43)		Map E07 E08	6-Jul-04			
1462	Ms S Simmonds	Further Representation	Representation 971	Support for Representation 971	St Sampson Vale	Policy RCE4 (Page 69)		Map E08	6-Jul-04			
1463	L G Corbin	Representation		Proposed site for sheltered housing for the elderly on a field known as "Le Camp de la Lague" in between properties known as Les Jardins & Jardins L'Ouest, Route de la Lague, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 193)	RH1	Map J04	5-May-04	USV	10-May-04	X
1464	Mr & Mrs J Shakerley	Further Representation	Representation 1121	WITHDRAWN 03/06/04 Objection to Representation 1121	Forest			Map K06 K07	WITHDRAWN 3-Jun-04			
1465	Mr & Mrs J Brache	Further Representation	Representation 21	Support for Representation 21	Vale	Policy RCE1 (Page 46)		Map E10 E11	11-Mar-04			
1466	Mr & Mrs J Brache	Further Representation	Representation 312	Objection to Representation 312	Vale	Policy RH1/RH2 (Page 348)	RH1	Map E10	11-Mar-04			
1467	Mr & Mrs J Brache	Further Representation	Representation 920	WITHDRAWN 05/07/04 Objection to Representation 920	Vale		Use of Existing Quarries	Map D11	WITHDRAWN 5-Jul-04			
1468	Mrs F J Quevatre-Malcic	Further Representation	Representation 1094	Objection to Representation 1094	Vale	Policy RH1/RH2 (Page 306)	RCE1 RCE3		16-Jun-04			
1469	Mr T J Salmon	Further Representation	Representation 1283	Support for Representation 1283	St Sampson Vale	Policy RCE1 (Page 43)			6-Jul-04			
1470	Mrs A Dawson-Smith	Further Representation	Representation 832	Objection to Representation 832	Castel	Policy RH1/RH2 (Page 138)	RH1 RE3 RGEN11	Map H07	16-Jun-04			
1471	Mr F R Whalley	Representation		Proposal for residential development on land adjacent to the Chip Shop / Chinese Takeaway at Le Planque Lane off Les Landes, Forest	Forest	Policy RH1/RH2 (Page 141)	RH1 RH2	Map K06	2-Jun-04	USV	03-Jun-04	X
1472	Mr & Mrs P Birtwistle	Further Representation	Representation 292	Objection to Representation 292	St Sampson	Policy RE15 (Page 400)		Map D08 E08	8-Jul-04			
1473	Mr & Mrs P Birtwistle	Further Representation	Representation 296	Objection to Representation 296	St Sampson	Policy RH1/RH2 (Page 242)		Map D08	8-Jul-04			
1474	Mr & Mrs P Birtwistle	Further Representation	Representation 1257	Objection to Representation 1257	St Sampson	Policy RH1/RH2 (Page 241)		Map E08	12-May-04			
1475	Mr M Green	Further Representation	Representation 291	WITHDRAWN 20/05/04 Concerns about Representation 291	Vale		RCE5	Map E10	WITHDRAWN 20-May-04			

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1476	Mrs B Stevens	Further Representation	Representation 1283	Objection to Representation 1283	Vale	Policy RCE1 (Page 43)		Map E07 E08	6-Jul-04			
1477	Mr G Blanchford	Further Representation	Representation 1434	WITHDRAWN 30/06/04 Objection to Representation 1434	Vale			Map E10	WITHDRAWN 30-Jun-04			
1478	Mr D A Barrett	Further Representation	Representation 1153	Objection to Representation 1153	St Pierre du Bois	Policy RE7/RE9 (Page 375)	RCE5	Map K05	4-May-04			
1479	Mr P Plevin	Further Representation	Representation 1444	Objection to Representation 1444	Vale	Policy RH1/RH2 (Page 328)		Map D10	13-Jul-04			
1480	Mr M Le Poidevin & Andre Bisson (A7 Design)	Further Representation	Representation 438	Support for Representation 438	St Sampson	Policy RH1/RH2 (Page 222)			26-May-04			
1481	Mr & Mrs S M R Green	Further Representation	Representation 1444	Objection to Representation 1444	Vale	Policy RH1/RH2 (Page 328)		Map D10	13-Jul-04			
1482	Douzaine of Forest	Further Representation	Representation 1121	WITHDRAWN 03/06/04 Objection to Representation 1121	Forest			Map K06 K07	WITHDRAWN 3-Jun-04			
1483	Mrs K M White	Further Representation	Representations 34-37	Objection to Representations 34, 35, 36, 37	St Sampson	Policy RCE14 (Page 85) Policy RE4 (Page 361) Policy RS1 (Page 405)		Map E09	22-Apr-04			
1484	Mr & Mrs M Tullier	Further Representation	Representation 1258	Objection to Representation 1258	Castel	Policy RH1/RH2 (Page 118)		Map E07 F07	26-May-04			
1485	Mr & Mrs A E Graham	Further Representation	Representation 297	Objection to Representation 297	Castel	Policy RH1/RH2 (Page 137)		Map G08	7-Jul-04			
1486	Mr & Mrs A Helyar	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)	Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04			
1487	Mr & Mrs M Helyar	Further Representation	Representation 292	Objection to Representation 292	St Sampson	Policy RE15 (Page 400)	Policy Paras 1.4 1.5	Map D08 E08	8-Jul-04			
1488	Mr & Mrs A Helyar	Further Representation	Representation 296	Objection to Representation 296	St Sampson	Policy RH1/RH2 (Page 242)		Map D08	8-Jul-04			
1489	Mr & Mrs A Helyar	Further Representation	Representation 1257	Objection to Representation 1257	St Sampson	Policy RH1/RH2 (Page 241)	RGEN11 RCE5 RE2 RH1	Map E08 D08	12-May-04			
1490	Mr & Mrs P Guillemet	Further Representation	Representation 1258	Objection to Representation 1258	Castel	Policy RH1/RH2 (Page 118)		Map E07 F07	26-May-04			
1491	Mr & Mrs P Guillemet	Further Representation	Representation 826	Objection to Representation 826	Castel	Policy RH1/RH2 (Page 118)		Map F07	26-May-04			
1492	Residents of Rue du Douit, Vale	Further Representation	Representation 1370	Objection to Representation 1370	Vale	Policy RH1/RH2 (Page 288)		Map F08	26-May-04			
1493	Mr P Toledo & Miss S Guille	Further Representation	Representation 10	Objection to Representation 10	St Saviour	Policy RH1/RH2 (Page 255)		Map H05	2-Jun-04			
1494	Mr P Toledo & Miss S Guille	Further Representation	Representation 368	WITHDRAWN 26/05/04 Objection to Representation 368	St Saviour			Map H05	WITHDRAWN 26-May-04			
1495	Mr P Toledo & Miss S Guille	Further Representation	Representation 369	Objection to Representation 369	St Saviour	Policy RE7/RE9 (Page 380)		Map H05	2-Jun-04			
1496	Mr J Schute	Representation		Representor believes that the Rural Area Plan is impersonal - lacking any humanitarian feel and that the opening speech to Planning Inquiry was insensitive, given that only a few square miles available for development are at stake. The alternative, homes in the Urban Area Plan, are too costly.		Policy RH5 (Page 350)			14-Jul-04			
1497	Ms J Firth	Further Representation	Representations 34-37	Concerns regarding Representations 34, 35, 36, 37. Further Representor does not wish to see the buildings significantly altered.	St Sampson	Policy RCE14 (Page 85) Policy RE4 (Page 361) Policy RS1 (Page 405)			22-Apr-04			
1498	Mr & Mrs A Laurent	Further Representation	Representation 565	Objection to Representation 565	Vale	Policy RH1/RH2 (Page 283)		Map F07	13-May-04			
1499	Mr & Mrs M Duquemin	Further Representation	Representation 565	Objection to Representation 565	Vale	Policy RH1/RH2 (Page 283)		Map F07	13-May-04			
1500	Mr R Marriette	Further Representation	Representation 565	Objection to Representation 565	Vale	Policy RH1/RH2 (Page 283)		Map F07	13-May-04			
1501	Mr & Mrs J P Langlois	Further Representation	Representation 565	Objection to Representation 565	Vale	Policy RH1/RH2 (Page 283)		Map F07	13-May-04			
1502	Mr & Mrs C Brock	Further Representation	Representation 1121	WITHDRAWN 03/06/04 Objection to Representation 1121	Forest			Map K06 K07	WITHDRAWN 3-Jun-04			

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1503	Mr & Mrs R J Reddall	Further Representation	Representation 10	Objection to Representation 10	St Saviour	Policy RH1/RH2 (Page 255)		Map H05	2-Jun-04			
1504	Mr & Mrs R J Reddall	Further Representation	Representation 368	WITHDRAWN 26/05/04 Objection to Representation 368	St Saviour			Map H05	WITHDRAWN 26-May-04			
1505	Mr & Mrs R J Reddall	Further Representation	Representation 369	Objection to Representation 369	St Saviour	Policy RE7/RE9 (Page 380)		Map H05	2-Jun-04			
1506	Ms C Dodd	Further Representation	Representation 10	Objection to Representation 10	St Saviour	Policy RH1/RH2 (Page 255)		Map H05	2-Jun-04			
1507	Ms C Dodd	Further Representation	Representation 368	WITHDRAWN 26/05/04 Objection to Representation 368	St Saviour			Map H05	WITHDRAWN 26-May-04			
1508	Ms C Dodd	Further Representation	Representation 369	Objection to Representation 369	St Saviour	Policy RE7/RE9 (Page 380)		Map H05	2-Jun-04			
1509	Mr J M Wilson	Further Representation	Representation 796	Objection to Representation 796	St Saviour	Policy RH1/RH2 (Page 248)		Map G05 H05	13-Jul-04			
1510	Mrs D M Holder	Representation		Proposal for residential development on a field adjacent to Roseneath, Footes Lane (Les Baissieres end), St Peter Port is suitable	St Peter Port	Policy RH1/RH2 (Page 185)	RH1	Map G08	15-Jul-04	USV	30-Jul-04	X
1511	Mrs F J Quevatre-Malcic	Further Representation	Representation 1322	Objection to Representation 1322	St Sampson	Policy RH1/RH2 (Page 309)		Map E09	16-Jun-04			
1512	Mrs F J Quevatre-Malcic	Further Representation	Representation 1429	Objection to Representation 1429	Vale	Policy RH1/RH2 (Page 311)		Map E09	16-Jun-04			
1513	Mr T Harvey & Miss S Murphy	Further Representation	Representations 270-277	Support for Representations 270-277	St Sampson	Policy RCE1 (Page 41) Policy RCE4 (Page 66)		Map D08 E08	8-Jul-04			
1514	Mr T Harvey & Miss S Murphy	Further Representation	Representation 971	WITHDRAWN 21/06/04 Support for Representation 971	St Sampson Vale			Map E08	WITHDRAWN 21-Jun-04			
1515	Miss Joy Skillett	Representation	Representations 1531, 1535	Proposal for infill residential development for first-time buyers or social housing on land at La Caunalle, Rue De La Laque, St Pierre du Bois	St Pierre du Bois	Policy RH1/RH2 (Page 195)	RH1 RH2 RH3 RH5	Map K04	22-Jul-04	USV	26-Jul-04	X
1516	Construction Industry Forum c/o Mr Rob Le Page & Mr E Legg - Chairman	Representation	Link to Representation 203	Construction Industry Forum are concerned that adequate provision for builders' yards may not be made within the Rural Areas, and wish to propose that builders' yards be taken away from the heading of "Light Industrial" and that a new specific category and policy be proposed for this		Policy RE7/RE9 (Page 367)	Builders yards RE7b RE12 RE10 (UAP EMP5 EMP6)		13-May-04			
1517	Mr M Snell & Miss G Rundle	Further Representation	Representation 565	Objection to Representation 565	Vale	Policy RH1/RH2 (Page 283)		Map F07	13-May-04			
1518	Rue Charuee and Rue du Douit, Vale Group (second group)	Further Representation	Representation 1370	Objection to Representation 1370	Vale	Policy RH1/RH2 (Page 288)		Map F08 G08	26-May-04			
1519	Mrs A L Brehaut & Miss H E Brehaut	Further Representation	Representation 1376	Objection to Representation 1376	Castel	Policy RH1/RH2 (Page 120)		Map F07	13-Jul-04			
1520	Mr K Tough	Further Representation	Representation 75	Objection to Representation 75	St Peter Port	Policy RCE5 (Page 71)		Map I09	15-Jul-04			
1521	Mrs H Gallienne	Further Representation	Representation 1366	WITHDRAWN 25/06/04 Objection to Representation 1366	Vale			Map D10	WITHDRAWN 25-Jun-04			
1522	Mrs H Gallienne	Further Representation	Representation 1434	WITHDRAWN 25/06/04 Objection to Representation 1434	Vale			Map E10	WITHDRAWN 25-Jun-04			
1523	Mr Q R Vohmann	Further Representation	Representation 1322	Objection to Representation 1322	Vale	Policy RH1/RH2 (Page 309)	RH1	Map E09	16-Jun-04			
1524	Mr & Mrs P Stockreiter	Further Representation	Representation 368	WITHDRAWN 26/05/04 Objection to Representation 368	St Saviour			Map H05	WITHDRAWN 26-May-04			
1525	Mr & Mrs K Leivars	Further Representation	Representation 1366	WITHDRAWN 02/07/04 Objection to Representation 1366	Vale			Map D10	WITHDRAWN 2-Jul-04			
1526	Mr & Mrs P Le Noury	Further Representation	Representation 438	Objection to Representation 438	St Sampson	Policy RH1/RH2 (Page 222)		Map F09	26-May-04			
1527	Mr & Mrs C Paver	Further Representation	Representation 438	Objection to Representation 438	St Sampson	Policy RH1/RH2 (Page 222)		Map F09	26-May-04			
1528	Mr F Le Cheminant	Representation	Further Representations 1537, 1538, 1539, 1540, 1546	Request to change designation of land to allow farm building development on field to the north of Smithfield Farm off Route de Pleinmont, Torveval	Torteval	Policy RE1 (Page 354)	RE1	Map H06	7-Jul-04	USV	21-Jul-04	X
1529	Mrs M Brazier & Mrs B Laine	Representation		Proposal for residential development on land adjacent to Animal Shelter, Rue des Truchots off Route des Fauconnaires, St Andrew	St Andrew	Policy RH1/RH2 (Page 167)	RH1, RCE5	Map H08 I08	25-May-04	USV	28-Jul-04	X
1530	Mrs J Cox	Further Representation	Representation 289	Objection to Representation 289	St Pierre du Bois	Policy RH1/RH2 (Page 195)		Map K04	22-Jul-04			
1531	Mrs J Cox	Further Representation	Representation 1515	Objection to Representation 1515	St Pierre du Bois	Policy RH1/RH2 (Page 195)		Map K04	22-Jul-04			

Ref No.	Name	Representation/ Further Representation	Related Submissions	Summary of submission	Parish	POLICY INSPECTOR'S VERSION	POLICY HEARING VERSION	Site Location	Actual Date Heard	USV / ASV	Actual Date Site Visited	Site Visit X
1532	Mr M B & Mrs R Lucas	Representation		Proposal to build dwelling on land at the rear of Puddleduck Cottage, Rue des Marettes / Rue des Grons, St Martin	St Martin	Policy RH1/RH2 (Page 183)	RH1 RH5 RGEN5 RGEN6 RGEN7 RGEN8 RGEN11	Map K08	9-Jun-04	USV	26-Jul-04	X
1533	Mr F Raffray	Further Representation	Representation 81	Objection to Representation 81	Castel	Policy RH1/RH2 (Page 128)		Map G06	27-Jul-04			
1534	Mr F Raffray	Further Representation	Representation 999	Objection to Representation 999	Castel	Policy RH1/RH2 (Page 128)		Map G06	27-Jul-04			
1535	Mr & Mrs Culverwell	Further Representation	Representation 1515	Objection to Representation 1515	St Pierre du Bois	Policy RH1/RH2 (Page 195)		Map K04	22-Jul-04			
1536	Mr & Mrs Culverwell	Further Representation	Representation 289	Objection to Representation 289	St Pierre du Bois	Policy RH1/RH2 (Page 196)		Map K04	22-Jul-04			
1537	E Gensous	Further Representation	Representation 1528	Objection to Representation 1528	Torteval	Policy RE1 (Page 354)		Map K04	7-Jul-04			
1538	Douzenier W Le R Robilliard for Douzaine of Torteval	Further Representation	Representation 1528	Objection to Representation 1528	Torteval	Policy RE1 (Page 354)		Map K04	7-Jul-04			
1539	Dr I & Mrs R Craze	Further Representation	Representation 1528	Objection to Representation 1528	Torteval	Policy RE1 (Page 354)		Map K04	7-Jul-04			
1540	Mr & Mrs G Brehaut	Further Representation	Representation 1528	Objection to Representation 1528	Torteval	Policy RE1 (Page 354)		Map K04	7-Jul-04			
1541	Mr S F Hicks	Further Representation	Representation 998	Objection to Representation 998	Castel	Policy RH1/RH2 (Page 128)		Map G06	27-Jul-04			
1542	Mr S F Hicks	Further Representation	Representation 999	Objection to Representation 999	Castel	Policy RH1/RH2 (Page 128)		Map G06	27-Jul-04			
1543	Mr S F Hicks	Further Representation	Representation 81	Objection to Representation 81	Castel	Policy RH1/RH2 (Page 128)		Map G06	27-Jul-04			
1544	Mr & Mrs J D Locke	Representation	Telecom mast link to Representation 1285	Request for clarification of General Policies (page 12) and Policies RGEN9 (Hazardous development, nuisance and pollution) & Policy RD2 (Small-scale infrastructure development) with regard to the Wave Telecom mast at La Rue au Cammu, St Martin	St Martin	Policy RD1/RD2 (Page 424)	RGEN9 RCE5 RD1 RD2 SP23		4-May-04	USV	26-Jul-04	X
1545	Mr S B Woodward	Further Representation	Representation 260	Support for Representation 260	Vale	Policy RE5 (Page 365)		Map F08	22-Jul-04			
1546	Mr & Mrs A Hayward	Further Representation	Representation 1528	Objection to Representation 1528	Torteval	Policy RE1 (Page 354)		Map K04	7-Jul-04			
1547	Mr & Mrs H Browne	Further Representation	Representations 34-37	Objection to Representations 34, 35, 36, 37	St Sampson	Policy RCE14 (Page 85) Policy RE4 (Page 361) Policy RS1 (Page 405)		Map E09	27-Jul-04			
1548	Mr & Mrs H Browne	Further Representation	Representation 1103	WITHDRAWN 17/05/04 Objection to Representation 1103	St Sampson			Map E09	WITHDRAWN 17-May-04			
1549	Mr P Isaacs	Further Representation	Representation 672	Objection to Representation 672	St Pierre du Bois	Policy RH1/RH2 (Page 192)		Map J04	5-May-04			
1550	Mr K Smith	Further Representation	Representation 1283	Support for Representation 1283	St Sampson	Policy RCE1 (Page 43)		Map E07 E08	6-Jul-04			
1551	Mr K Smith	Further Representation	Representation 1151	Objection to Representation 1151	St Sampson	Policy RH1/RH2 (Page 240)	RH1 RCE14	Map E08	16-Jun-04			
1552	Mr D J Carre	Representation		WITHDRAWN 07/07/04 Believes that the Policies relating residential development are too restrictive and should be relaxed to enable residential development on land at the rear of Beaucroft, Route Militaire, Vale	Vale		RH1	Map E08	WITHDRAWN 7-Jul-04			
1553	Mr J Prins	Further Representation	Representation 236	Objection to Representation 236	St Martin	Policy RH1/RH2 (Page 171)		Map K09	27-May-04			
1554	Mr & Mrs M Le Poidevin	Representation	Further Representation 1556	Proposal for residential development on viney site at the rear of Maybush, Les Rouvets, Vale and also adjacent to Acacia Clos off Rue Mainguy, Vale	Vale	Policy RH1/RH2 (Page 293)	RH1	Map F08	16-Jun-04	USV	27-Jul-04	X
1555	Mr D Mechem	Representation	Further Representation 1557	Proposal for residential development on former viney site at Meadowbrook at the junction of Rue Mainguy & Les Rouvets, Pleinheume, Vale	Vale	Policy RH1/RH2 (Page 293)	RH1	Map F08	16-Jun-04	USV	27-Jul-04	X
1556	Acacia Clos Residents Association	Further Representation	Representation 1554	Objection to Representation 1554	Vale	Policy RH1/RH2 (Page 293)		Map F08	16-Jun-04			
1557	Acacia Clos Residents Association	Further Representation	Representation 1555	Objection to Representation 1555	Vale	Policy RH1/RH2 (Page 293)		Map F08	16-Jun-04			
1558	Mr & Mrs H Joyce, Mr M Renouf, O Keenan, Mr & Mrs A Thorne	Further Representation	Representation 1344	Objection to Representation 1344	Castel	Policy RH1/RH2 (Page 138)	RH1	Map G07	7-Jul-04			
1559	Ms M Byrne	Further Representation	Representation 253	WITHDRAWN 29/07/04 Support for Representation 253	Vale		RH2	Map F08	WITHDRAWN 29-Jul-04			

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1560	Ms M Byrne	Further Representation	Representation 254	WITHDRAWN 29/07/04 Support for Representation 254			RH2		WITHDRAWN 29/07/04			
1561	Mr S W J Savident	Further Representation	Representation 253	WITHDRAWN 29/07/04 Support for Representation 253	Vale		RH2	Map F08	WITHDRAWN 29-Jul-04			
1562	Mr S W J Savident	Further Representation	Representation 254	WITHDRAWN 29/07/04 Support for Representation 254			RH2		WITHDRAWN 29-Jul-04			
1563	Mr P Davies	Further Representation	Representation 51	Objection to Representation 51	Castel	Policy RH1/RH2 (Page 120)			27-Jul-04			
1564	Confederation of Guernsey Industry	Representation		Believes that there is inadequate provision within the draft Rural Area Plan to meet the Island's commercial and business needs		Policy RE7/RE9 (Page 367)	RE9		29-Jul-04			
1565	Deputy Francis Quin	Further Representation	Linked to 64	Objection to Representation 64. Supports Further Representation 635. Development will have an adverse affect on wildlife. Confirmed that Parish Deputies and Douzaine of St Martins oppose creeping urbanisation.		Policy RH1/RH2 (Page 172)	RH1 RH2		25-May-04			