



ISLAND DEVELOPMENT PLAN

Written Statement and Proposals Map
November 2016



States of
Guernsey

Island Development Plan 2016

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1. About the Island Development Plan

1.1. What is the Island Development Plan?

1.1.1. The Island Development Plan is a Development Plan, prepared by the Development & Planning Authority (hereafter referred to as the Authority) under section 8 of the Land Planning and Development (Guernsey) Law, 2005, which sets out the land planning policies for the whole of Guernsey in a single document. It replaces both of the current Development Plans, the Urban Area Plan and the Rural Area Plan, which were prepared under strategic policies that are over 10 years old and are now out of date. The Island Development Plan deals with a wide range of land use and development issues, such as:

- How the local economy will be supported through the use of land;
- Where new homes may be built, and where industry, leisure and retail facilities may be located;
- How physical and social infrastructure will be provided to support new development;
- How Guernsey's Main Centres and Local Centres will be developed;
- How the built and natural environment will be conserved and enhanced;
- How householder applications for development will be assessed under the Island Development Plan.

1.1.2. The Island Development Plan has been prepared in accordance with the Land Planning and Development (Guernsey) Law, 2005, which provides for the Strategic Land Use Plan to set out Strategic Land Use Objectives which guide and direct the Authority in the preparation of Development Plans and the detailed land use policies set out within them.

1.1.3. The Island Development Plan sets out the factors that will be taken into account by the Authority under that Plan in reaching decisions on applications for planning permission. In conjunction with the provisions under the Land Planning and Development (Guernsey) Law, 2005, the planning policies of the Island Development Plan determine how development proposals should be assessed.

1.1.4. The Land Planning and Development (Plans) Ordinance, 2007 states that a Development Plan has a ten year lifespan. This can be extended by resolution of the States of Guernsey.

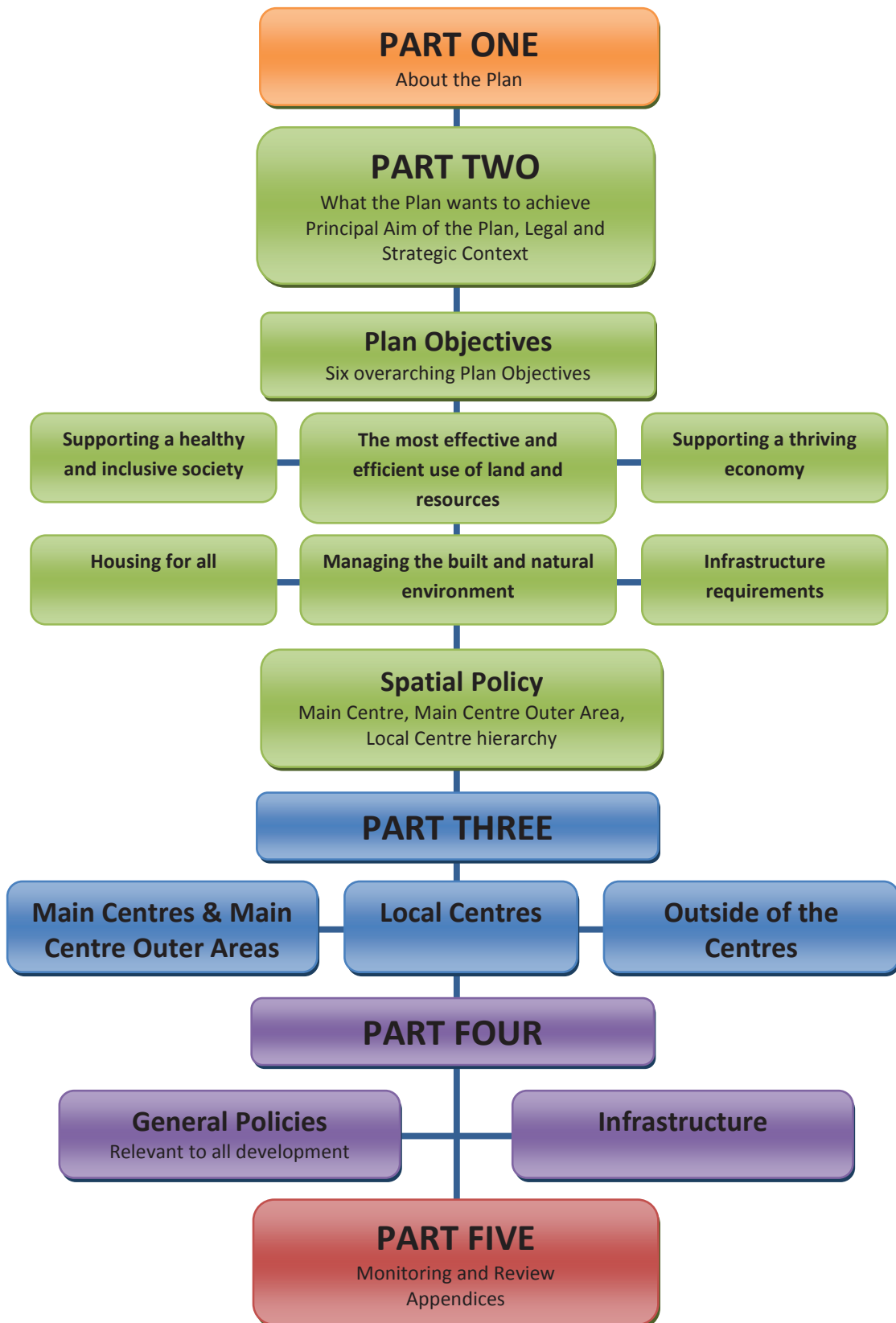
1.2. What is the Island Development Plan used for?

1.2.1. The Island Development Plan has six main purposes:

- To manage the physical environment so as to facilitate the delivery of the States of Guernsey strategic objectives that require the use of land, as set out in the Strategic Land Use Plan;
- To ensure that development is carried out in such a way as to appropriately balance the social, economic and environmental objectives of the States of Guernsey;
- To provide the policy framework for the determination of planning applications;
- To encourage suitable development on appropriate sites;
- To conserve and enhance the best of Guernsey's physical environment;
- To help to guide public and private investment in relation to land planning.

1.3. Structure of the Island Development Plan

Figure 1: Structure of the Island Development Plan



1.4. What does the Island Development Plan contain?

1.4.1. The Island Development Plan has two components: the Written Statement and the Proposals Map.

Written Statement

1.4.2. The Island Development Plan has been prepared to include policies which positively promote development in appropriate circumstances whilst conserving and enhancing the natural and built environment and providing a flexible and proportionate approach to the management of development. The Island Development Plan also highlights areas and sites which are appropriate for specific forms of development, such as Housing Allocations and Key Industrial Areas, and areas where there may be specific limitations on development such as Sites of Special Significance.

1.4.3. The Policies outline where, in certain circumstances, more site specific planning guidance will be required in the form of **Development Frameworks** and **Local Planning Briefs**. Development Frameworks are non-statutory documents providing an interpretation of the Island Development Plan planning policies and how they relate to the broad development direction for a site or area. There can be more than one Development Framework approved for a site or area. Local Planning Briefs are statutory plans for a particular area or site and may include proposals for development which are additional to those set out in the Island Development Plan. Under the Land Planning and Development (Guernsey) Law, 2005, the procedure for adoption of a Local Planning Brief is very similar to that for the main Island Development Plan requiring a public inquiry and adoption by the States before coming into effect.

1.4.4. Within the Written Statement both the text within the policy box and the preceding explanations of those policies carry equal status when determining planning applications. Every policy has a title and a policy reference.

1.4.5. Cross-referencing to other Island Development Plan policies is indicated, where appropriate, throughout the Island Development Plan. This is for information and guidance only, is not exhaustive and does not mean that other relevant parts of the Island Development Plan can be disregarded.

1.4.6. Part Two of the Island Development Plan sets out its Principal Aim, the six overarching Plan Objectives, the legal and strategic context and the Spatial Policy for the distribution of development.

1.4.7. Part Three of the Island Development Plan has been divided into three chapters and has been structured to reflect the spatial strategy and policy themes of the Strategic Land Use Plan. The Chapters relate to Main Centres and Main Centre Outer Areas, Local Centres and Outside of the Centres. Each chapter begins with an introduction to the policy approach for the area. Within these chapters the policies have been themed around Living, Working and Spending Leisure Time.

1.4.8. Part Four of the Island Development Plan details General Policies which apply to development throughout the Island. Some of the General Policies are relevant to specific development however others will be relevant in all circumstances and it is important that all relevant General Policies are applied.

1.4.9. Part Five of the Island Development Plan includes a set of **Annexes** providing further guidance to be used when considering and assessing development proposals. Although these are annexes they are part of the Island Development Plan and have the same status as all other parts. Applicants are encouraged to take full account of the Annexes in preparing planning applications. Part Five also sets out how the Authority will **monitor** the performance of planning policies and how and when these will be reviewed.

1.4.10. The Authority has published **Supplementary Planning Guidance** as referred to in certain policies in this Plan. This provides development guidance and supplementary information in specific circumstances in relation to policy principles set out in the Island Development Plan. Supplementary Planning Guidance will be taken into account when considering proposals for development requiring planning permission but it is not part of the Island Development Plan so does not have the same status as the Plan. The Supplementary Planning Guidance will be reviewed from time to time and amended or updated as appropriate.

Proposals Map

1.4.11. The relevant location-specific policy areas referred to within the Written Statement are identified on the Proposals Map.

1.4.12. The Proposals Map consist of:

- An Island Proposals Map,
- Two inset maps indicating the Main Centre and Main Centre Outer Areas of Town and the Bridge.
- An inset map for each of the Local Centres of St Martin, Cobo, St Pierre du Bois, L'Islet, Forest, Forest West and L'Aumone.

1.4.13. The location-specific policy areas identified on the Proposals Map are described below:

Main Centre

The Main Centres of Town and the Bridge have inner areas which are essentially core, mixed-use, urban areas with a diverse range of activities taking place within them and generally characterised by high density development. They are the core focus for economic and social growth, the main shopping areas of the Island with retail fundamental to their success and they are also focal points for a mix of other uses including leisure activities, office development and support service industries.

Main Centre Outer Area

The Main Centre Outer Areas are the predominantly high density, mixed-use, urban areas which surround the Main Centres of Town and the Bridge. Whilst Main Centres are the core focus for economic and social growth, Main Centre Outer Areas provide capacity to accommodate uses and activity that in turn support the vitality and viability of the Main Centres.

Local Centre

The Local Centres are small existing settlements beyond the Main Centres incorporating a range of facilities and services and shops which support the local population and act as community focal points.

Housing Allocation

Housing Allocations are sites in the Main Centres and Main Centre Outer Areas which are identified to be used for housing development including ancillary complementary development.

Harbour Action Area

Harbour Action Areas cover extensive areas within and around the harbours of St Peter Port and St Sampson where there is potential for significant development which will be brought forward comprehensively through a Local Planning Brief.

Regeneration Area

Regeneration Areas are areas where a co-ordinated and flexible approach to planning of mixed use development can achieve significant new sustainable place making, attracting inward investment and making improvements to and enhancement of the public realm and historic environment.

Core Retail Area

Core Retail Areas are the main shopping areas within the Island.

Safeguarded Area

Safeguarded Areas recognise that certain development of strategic importance can only occur in very specific locations. The areas designated are as follows:

- Chouet Headland for possible mineral extraction;
- Les Vardes Quarry for possible freshwater storage; and,
- Land to the east of the airport for a possible runway extension.

Conservation Area

Conservation Areas are designated on the basis of the special qualities of their special architectural or historic interest so that it is desirable to conserve or enhance their character. The Island Development Plan identifies 26 Conservation Areas across the Island.

Area of Biodiversity Importance

Areas of Biodiversity Importance, including the Foreshore Area of Biodiversity Importance, are areas which contribute significantly to the biodiversity of the Island.

Site of Special Significance

Sites of Special Significance are areas which have been identified as having special significance because of their archaeological, historical, botanical, geological, scientific, cultural, zoological or other special interest and which are desirable to preserve, enhance or manage.

Agriculture Priority Area

Agriculture Priority Areas are large areas of contiguous agricultural land, and other areas well related to established agricultural operations, which represent Guernsey's most valuable agricultural land.

Important Open Land

Important Open Land is located within the Main Centres, Main Centre Outer Areas and some Local Centres. It is important because of its openness, providing breathing space within the built environment and, in most cases, offering views across undeveloped land.

Key Industrial Area

Four Key Industrial Areas have been identified at Pitronnerie Road, Northside, Salt pans and Longue Hougue providing the focus for industry and storage and distribution development.

Key Industrial Expansion Area

Key Industrial Expansion Areas are located adjacent to Key Industrial Areas and are reserved for industrial and storage and distribution uses.

Office Expansion Area

An Office Expansion Area is identified at Admiral Park.

Airport Land

Airport Land identifies the operational area of the Airport.

1.4.14. Individual policies or paragraphs of the Written Statement should not be read in isolation or out of context and the Island Development Plan should be read as a whole including all relevant policies, preceding text, Annexes and the Proposals Map as well as reference to any relevant Supplementary Planning Guidance published by the Authority. All proposals are expected to be consistent with the Plan Objectives relevant to the specific proposals.

1.5. How does the Island Development Plan work?

1.5.1. All development that is acceptable under the policies of the Island Development Plan will be expected to be consistent with the Plan Objective or Objectives relevant to the specific proposals. Some Plan Objectives, such as the objective of making the most effective and efficient use of land and resources for example, will be relevant in all circumstances. Others are more specific to particular circumstances or uses. There will be a need to consider these Plan Objectives as a whole and the policies of the Island Development Plan provide the specific tools for delivering the Plan Objectives.

1.5.2. The Island Development Plan policies, their supporting preceding text and the Annexes, together with the Proposals Map, are all integral parts of the Island Development Plan. For this reason, it is important that they are read as a whole and that no part is taken out of context or in isolation. Any relevant Supplementary Planning Guidance published by the Authority relevant to a particular Plan policy should also be taken into account.

1.5.3. Every effort has been made to make this Island Development Plan as easy to understand as possible. However, it deals with a number of complex and often interrelated issues. Those unfamiliar with the Island Development Plan may consider it appropriate to seek professional guidance on its interpretation. The Planning Service staff will be pleased to provide advice and assistance with interpretation of the Island Development Plan, if required.

1.5.4. If you are a regular user of the Island Development Plan you will probably develop your own method of working with it. However, the following steps may be helpful:

Step 1: Consider the Plan Objectives and determine which ones are relevant to the proposal. Consider how proposals would best achieve the expectations of the relevant Plan Objective/s and the Principal Aim of the Plan.

Step 2: Find your site on the Proposals Map. Identify whether it is within a Main Centre, a Main Centre Outer Area, within a Local Centre or Outside of the Centres.

Step 3: Determine whether any Development Frameworks or Local Planning Briefs apply to the site.

Step 4: Consider all policies within the relevant spatial chapter of Part Three of the Island Development Plan and ensure your proposal accords with any policies which are specifically relevant to the existing use of the site and the proposed land use or building. For example, if the existing site is an industrial site within a Main Centre Key Industrial Area and it is proposed to change the use of the building to housing, you should refer to policies MC5 (Industry, Storage & Distribution in Main Centres and Main Centre Outer Areas – Within Key Industrial Areas and Key Industrial Expansion Areas) and MC2 (Housing in Main Centres and Main Centre Outer Areas).

Step 5: In all cases, please also refer to the General Policies in Part Four. Many of these will be relevant in considering proposals for development. If the development relates to infrastructure, you should also refer to the Infrastructure chapter in Part Four of the Plan.

Step 6: Refer to any of the Annexes or Supplementary Planning Guidance that may be relevant to the site or proposal.

1.5.5. If there is no policy within the Island Development Plan which specifically relates to the proposed development it is not intended that it is not allowed under the Island Development Plan but it will be assessed on its merits on a case by case basis in accordance with Policy GP20 (Exceptions). In these circumstances the Authority, when determining a planning application, will apply the Spatial Policy and relevant General Policies and any others that it considers relevant and will expect proposals to be consistent with the Principal Aim of the Plan and the relevant Plan Objectives outlined in Part Two of the Island Development Plan. However, where certain development is restricted or not allowed under any other policy in the Island Development Plan, Policy GP20 will not operate to override those policies unless the wording in the relevant policy specifically provides for it to do so.

1.5.6. Where possible, the use of jargon has been avoided. Where technical or unfamiliar terms have been used, an explanation of their meaning is provided in the **Glossary**.

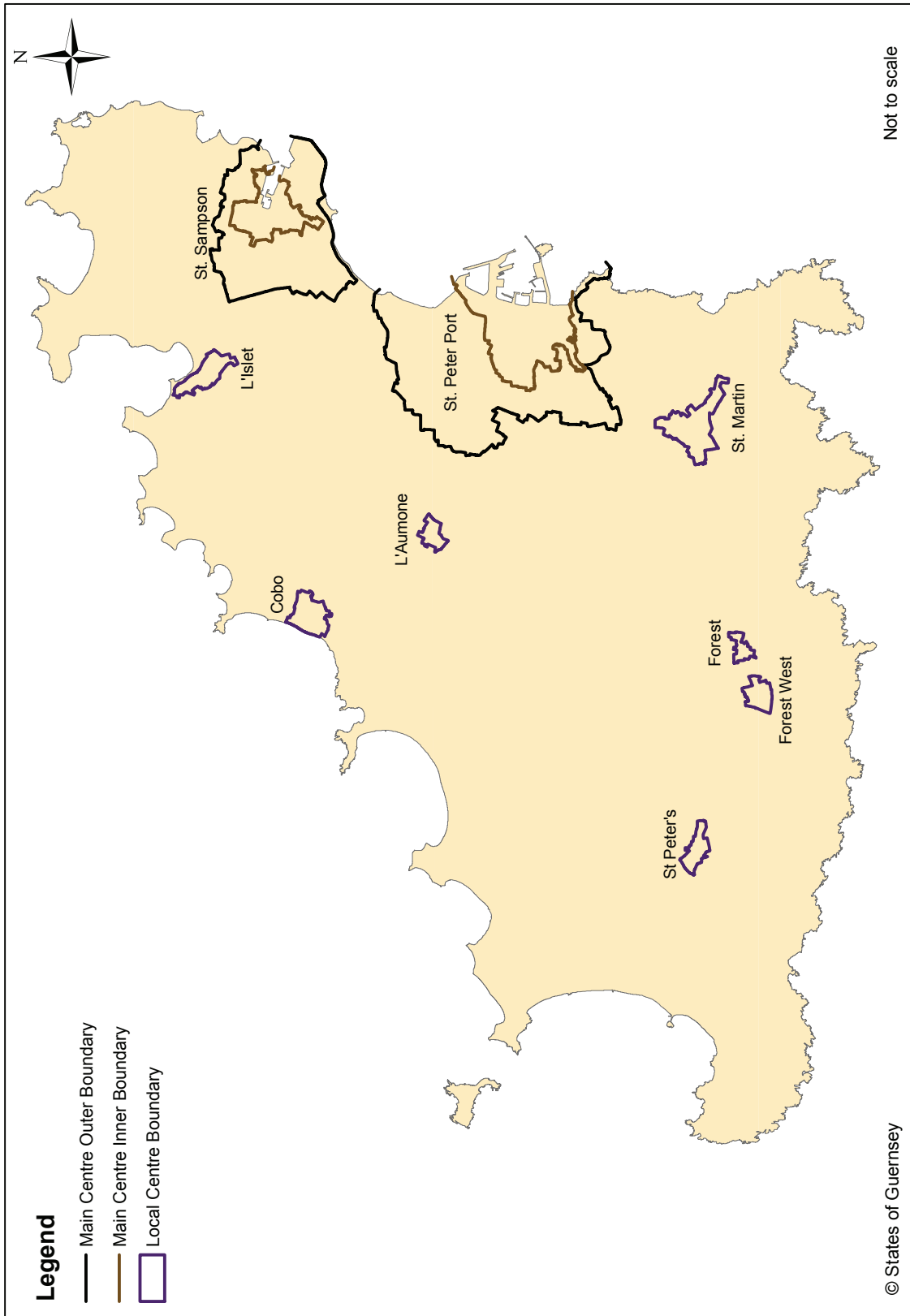
1.6. How will the Island Development Plan be monitored and reviewed?

1.6.1. Ensuring that the Island Development Plan is effective and relevant requires the on-going monitoring of the success and progress of its policies to make sure it is achieving its objectives and making necessary adjustments if the monitoring process reveals that changes are needed.

1.6.2. In applying the policies of the Island Development Plan, the Authority will take into account any States' approved strategies, or any subsequent amended or revised documents, or any relevant direction by the States of Guernsey.

1.6.3. Please refer to Part Five of the Plan for information about how the Island Development Plan will be monitored and reviewed.

Map 1 Main and Local Centres Map



2. Aims and Objectives of the Island Development Plan

2.1. What this Plan wants to achieve

2.1.1. The Island Development Plan is a Development Plan prepared by the Authority in accordance with section 8 of the Land Planning and Development (Guernsey) Law, 2005. It has been prepared to replace both the Urban Area Plan and the Rural Area Plan, consistent with and taking into account strategic guidance set out within the Strategic Land Use Plan, approved by the States in November 2011 (Billet d'État XIX). It therefore covers the entire Island in a single document.

2.1.2. The Urban and Rural Area Plans were prepared under strategic policies that are over 10 years old and are now out of date. The Island Development Plan sets out appropriate land use policies to ensure that land is used and managed in such a way that it meets the current strategic objectives of the States of Guernsey as set out in the Strategic Land Use Plan.

2.1.3. The Island Development Plan will provide for the future development requirements of the Island in a way that conserves the special features of its environment, makes optimum use of its resources and offers a good quality of life for its people. The principal aim of the Plan is set out below.

Principal Aim of the Island Development Plan

To ensure land planning policies are in place that are consistent with the Strategic Land Use Plan and which help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

2.2. Objectives of the Island Development Plan

2.2.1. To deliver its Principal Aim of helping to maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely, the Island Development Plan has six overarching Plan Objectives.

These high level statements of intent set out the Authority's aspirations and expectations for development. All development that is acceptable under the policies of the Island Development Plan will be expected to be consistent with the Plan Objective or Objectives relevant to the specific proposals so that, through reasonable application and in consistency with the provisions of the Strategic Land Use Plan, they can facilitate the achievement of the economic, social and environmental objectives of the States of Guernsey, as set out within the Strategic Land Use Plan.

2.2.2. All of these Plan Objectives will work together to ensure that development is able to deliver the Principal Aim of the Island Development Plan. Some, such as the objective of making the most effective and efficient use of land and resources for example, will be relevant in all circumstances. Others are more specific to particular circumstances or uses. There will be a need to consider these Plan Objectives as a whole and the policies of the Island Development Plan provide the specific tools for delivering the Plan Objectives.

2.2.3. The Island Development Plan Objectives (in no particular order) are to:

- Make the most effective and efficient use of land and natural resources;
- Manage the built and natural environment;
- Support a thriving economy;
- Support a healthy and inclusive society;
- Ensure access to housing for all;
- Meet infrastructure requirements.

The most effective and efficient use of land and resources

2.2.4. In order to achieve development and growth that is environmentally sustainable, it is necessary to find ways of achieving current economic, social and environmental objectives whilst also considering the longer-term local and global implications. Good land use planning is essential in delivering sustainable development, which is about meeting the needs of the present while safeguarding the interests of future generations.

2.2.5. The Strategic Land Use Plan states that achieving social well-being and maintaining economic development with high levels of employment are sustainable development priorities for Guernsey and that these will be realised through:

- i. achieving the prudent use of natural resources, including those that may enable the supply of renewable energy;
- ii. ensuring the physical and natural environment of the Island is conserved and enhanced;
- iii. reducing, where practicable, the Island's contribution to greenhouse gases.

2.2.6. The Island Development Plan has addressed the objective of making the most effective and efficient use of land and resources in a number of ways. It has adopted a Spatial Policy that directs the distribution of development within the Island, in accordance with the spatial strategy of the Strategic Land Use Plan. It also seeks to mitigate the impacts of climate change through reducing greenhouse gas emissions through greater resource efficiency. In this respect, the policies of the Island Development Plan work in unison to encourage the improvement of the energy efficiency and carbon performance of new buildings through assessing their design and positioning, and by enabling the harnessing and use of renewable energy. The Island Development Plan encourages the development of renewable energy infrastructure in order to diversify the Island's supply of energy and to support an increase in the quantity of renewable energy within the Island's energy mix. It also requires development to maximise the use of land by requiring comprehensive development of sites suitable to be built upon. In certain circumstances, the Island Development Plan provides for the approval of Development Frameworks and the adoption of Local Planning Briefs for strategic sites by the States to ensure development sites are developed effectively and efficiently. Where a Development Framework exists for a specific site, it will be taken into account when considering proposals for the site or area to which it relates and it will be expected that development accords with the provisions stated within it. There can be more than one Development Framework for a site. A Local Planning Brief is subject to a very similar procedure to the Island Development Plan so the Authority must consult with relevant States' Committees and stakeholders and it will be subject to public consultation, consideration by an independent planning inspector through a public inquiry and final adoption by the States of Guernsey. It is then a statutory plan from which the Authority cannot make more than a minor departure.

2.2.7. In terms of efficient use of resources, the Strategic Land Use Plan notes that two or more storey buildings take up less land than single storey buildings with the same floor area and therefore should be encouraged unless there are overriding social or environmental reasons not to do so. The policies of the Island Development Plan therefore embrace this principle. Similarly, the density of development will be expected to be maximised where this does not conflict with other policies of the Island Development Plan and where good standards of design and amenities can be achieved. Land and property in the Island are

limited and finite resources and it is vital that they are used wisely to make a positive contribution to economic and social well-being, while respecting the physical environment of the Island and safeguarding the interests of future generations.

2.2.8. The Strategic Land Use Plan provides guidance on climate change adaptation. Adaptation to risks and harnessing opportunities will be expected to be achieved through the implementation of policies which require an assessment of the level of risk, that require development to be located appropriately and to fully explore opportunities to harness investment from development proposals within flood risk areas. It is also expected that new and existing building stock in flood risk areas is constructed or modified in such a way as to be more resilient to the impacts of climate change.

2.2.9. The policies of the Island Development Plan also require efficient reuse to be made of redundant buildings, where the specific proposals for reuse are compatible with the other policies of the Island Development Plan.

2.2.10. In all cases, the Island Development Plan policies have an emphasis towards encouraging brownfield⁽¹⁾ development in the interests of the most effective and efficient use of land and protection of the environment, although it is accepted that some greenfield⁽²⁾ development may be required to meet the social and economic requirements of the States.

Plan Objective 1: Make the most effective and efficient use of land and natural resources

To achieve and promote sustainable development through requiring development to make the most effective and efficient use of land and resources while meeting the strategic objectives of the States of Guernsey as set out within the Strategic Land Use Plan.

Managing the built and natural environment

2.2.11. The appearance, quality and specific features of Guernsey's built and natural environment contribute to its overall attractiveness and local distinctiveness. As a result of the underlying landscape character formed by the topography, natural landscape

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- 1 Also known as 'previously developed land'. Land which is, or was, occupied by a permanent building or structure and infrastructure such as roads. It also includes land within the curtilage of an existing building. It does not include land used for agricultural or horticultural purposes, fortifications, or sites where a structure is disused and now forms an integral part of the open landscape.
 - 2 Open land that is not developed other than for agricultural, (which includes horticultural) or some forms of recreational, purposes. Glasshouses are required to be treated as being agricultural land (and are considered greenfield sites) under the planning legislation.

and climate of the Island, combined with centuries of human intervention through the construction of buildings, field boundaries and boundary walls, Guernsey has a highly regarded built and natural environment, which the Principal Aim of the Plan recognises the importance of protecting and enhancing.

2.2.12. While the Island Development Plan supports development that meets the social and economic objectives of the States of Guernsey, as set out within the Strategic Land Use Plan, it must also ensure this is not at the expense of the Island's important built and natural environment.

2.2.13. The Strategic Land Use Plan provides an overarching commitment to the protection of the historic environment, but as part of the wider task of balancing economic, social and environmental objectives. In order to meet this Plan Objective the specific policies of the Island Development Plan provide appropriate protection for Guernsey's important built heritage, while requiring proposals for development to be managed in a proportionate way. The Authority recognises that change is inevitable and that changes to the historic environment will need to be managed if our local community is going to be able to meet its future social and economic objectives. Property owners should be afforded the ability to exercise a high degree of personal choice with regard to property development, where this is consistent with the Principal Aim and the Plan Objectives of the Island Development Plan. Special considerations also apply in relation to proposals affecting the historic environment under the planning legislation.

2.2.14. The Strategic Land Use Plan states that the quality of Guernsey's natural environment is important, not simply for its inherent value, but for its contribution to quality of life and social well-being and to the Island's economy. It notes that there are valuable landscapes such as the coastal areas, open common, managed fields, valleys and escarpments that all contribute to the important local character of the rural environment. There are also areas of acknowledged and important biodiversity. However, the Strategic Land Use Plan also acknowledges that there are parts of the Island that are of lesser quality, such as redundant horticultural land, which would benefit from enhancement.

2.2.15. To achieve the Objective to 'Manage the built and natural environment', the Island Development Plan requires the protection of important landscapes and open spaces and provides policies that support and enable the continuation of a viable agricultural industry within the Island. Those areas identified as being of particular importance, in environmental terms, such as Sites of Special Significance and Areas of Biodiversity Importance, warrant a high level of protection through provisions under the Land Planning and Development (Guernsey) Law, 2005 and the policies of the Island Development Plan. However, it is

recognised that there is a requirement to appropriately balance the protection of open and undeveloped land with the need to ensure that an adequate amount of land can be made available for meeting other legitimate development requirements. The contraction of the agricultural and horticultural industries has also resulted in the need to support alternative approaches to land management for some areas of land.

Plan Objective 2: Manage the built and natural environment

To conserve and enhance the high quality of the built and natural environment while appropriately balancing the protection of important buildings or structures and open and undeveloped land with the need to ensure that an adequate amount of land can be made available for meeting legitimate development requirements, in accordance with the Strategic Land Use Plan and the Principal Aim of the Island Development Plan.

Supporting a thriving economy

2.2.16. The Strategic Land Use Plan requires the Authority to make provision within the Island Development Plan for a range of new economic development to help deliver wider economic, social and environmental benefits. Economic development is regarded as being sustained, concerted actions that improve the standard of living and economic health of a specific locality.

2.2.17. Land use planning plays a vital role in the economic prosperity of the Island. In this respect, in accordance with its Principal Aim, the policies of the Island Development Plan are supportive of proposals for development that make a positive contribution to the sustainability of a strong local economy. The Island Development Plan policies, through Development, therefore allow for the maintenance and development of a diversified, broad based economy, with high levels of employment and a flexible labour market.

Plan Objective 3: Support a thriving economy

To achieve and promote economic development that meets the strategic objectives of the States of Guernsey as set out within the Strategic Land Use Plan and the Principal Aim of the Island Development Plan.

Supporting a healthy and inclusive society

2.2.18. The Strategic Land Use Plan notes that access to a range of social, community, leisure and recreation services and facilities as well as public access to the countryside and coast, is an important aspect of quality of life. It notes that there is a wide range of facilities in the Island, supporting sustainable communities, making for a healthy population and bringing about positive economic benefits through extended use of facilities and supporting the visitor economy.

2.2.19. Through the control of development, the Island Development Plan has a significant part to play in removing the barriers that prevent some islanders being fully included in Island life. In recent years, the States of Guernsey have developed a much greater understanding of the likely impact of an ageing demographic and have approved the Disability and Inclusion Strategy, 2013. The Island Development Plan has responded positively to this by seeking to enable a balance to be achieved between conservation and the needs of disabled people, as is demonstrated across the Plan but specifically in paragraph 19.6.3 (Protected Buildings).

2.2.20. The Island Development Plan recognises that the provision of adequate community and social facilities, such as education and health services, community and Parish halls, Douzaine rooms and sports facilities, is fundamental to the health and well-being of the Island community. The Island Development Plan also makes provision for the development of new social and community facilities, including those associated with education and health, to be delivered whilst allowing existing facilities to expand to meet the needs of the Island population. It seeks the continued and expanded use of existing recreational facilities, including those in schools outside of school hours, to ensure the full utilisation of existing leisure and recreational infrastructure in order to alleviate the need to develop entirely new stand alone facilities. Proposals relating to development that incorporates a care element, such as hospitals, nursing homes or residential establishments for the provision of accommodation and care along with residential schools, colleges and training centres, may, as appropriate, be assessed under policies relating to housing and/or social and community facilities depending on the nature and detail of the use.

2.2.21. In accordance with the Strategic Land Use Plan, the Island Development Plan will support the maintenance and enhancement of access to indoor and outdoor recreation, including informal outdoor recreation, access to the countryside, coastal areas and visual access to open areas. The Island Development Plan will ensure that the provision of amenities associated with new development is appropriate to the specific circumstances to respect the well-being of building occupants and neighbours. Through the consideration of

proposals for development, the Island Development Plan will, wherever possible, seek to enhance access to open land, both physically and visually.

Plan Objective 4: Support a healthy and inclusive society

To achieve and promote development that supports a healthy and inclusive society where this meets the strategic objectives of the States of Guernsey, as set out within the Strategic Land Use Plan and the Principal Aim of the Island Development Plan.

Housing for all

2.2.22. Consistent with the Strategic Land Use Plan, the Island Development Plan makes provision for the Island's housing requirement for the first five years of the Island Development Plan period. The housing requirement is based on the States' housing indicator. At the time of drafting, this indicator is set at 300 additional new dwellings each year, but this will be subject to review by the States of Guernsey from time to time.

2.2.23. In accordance with the Strategic Land Use Plan, the Authority seeks to ensure that a two-year housing provision is effectively made at any one time for housing permissions. New housing is deemed to be effectively available where planning permission has been granted even if the development is not yet complete. In order to protect the Island's housing stock, the Island Development Plan will generally not support a reduction in the number of residential units through development.

2.2.24. An appropriate mix, balance and type of dwellings are desirable to ensure that all of the community's housing needs can be met. This is reflected in the Strategic Land Use Plan which seeks to ensure that provision is effectively made to meet the annual requirement for the creation of new homes and that homes are of an appropriate mix of tenures, housing sizes and types to meet the Island's housing needs. Where housing proposals can accommodate a variety of dwellings, it will normally be expected that the mix is reflective of the demographic profile of households requiring housing at that time. However, it is acknowledged that in some circumstances there will be important economic or social reasons to provide a particular type.

2.2.25. The Strategic Land Use Plan allows for the Island Development Plan to put in place policies that require market housing to contribute toward affordable housing and to do so using Planning Covenants or through imposition of conditions on the grant of planning permission. Trends show that housing affordability in Guernsey has been a long term issue. However, evidence has shown that it is feasible to require the provision of a percentage of

affordable housing units on larger general market housing developments. See Glossary for definition of Affordable Housing.

Plan Objective 5: Ensure access to housing for all

To achieve and promote a broad range of housing development that ensures an appropriate amount, mix and type of housing, including affordable housing, where this meets the strategic objectives of the States of Guernsey, as set out within the Strategic Land Use Plan.

Infrastructure requirements

2.2.26. The Strategic Land Use Plan notes that modern infrastructure is vital to the functioning of the Island and it is an important objective of the planning system to be capable of enabling its timely provision.

2.2.27. In the context of the Strategic Land Use Plan, infrastructure includes the basic physical structures and large physical networks needed for the functioning of a modern society. Amongst other things, this includes: transportation infrastructure (road network, seaports, lighthouses, airports, etc.), energy infrastructure (importation and distribution of fuel, electrical power network, etc.), water management infrastructure (drinking water supply, sewage collection, etc.), communications infrastructure (fixed and mobile telephone networks, transmission stations, Internet, etc.) and infrastructure related to solid waste management.

2.2.28. Consistent with the Strategic Land Use Plan, the policies of the Island Development Plan make provision for new infrastructure while seeking to support and make better use of existing infrastructure to prevent unnecessary provision to the detriment of other objectives of the Island Development Plan.

Plan Objective 6: Meet infrastructure requirements

To achieve the provision of infrastructure where required for the most effective and efficient functioning of the Island, in order to meet the strategic objectives of the States of Guernsey, as set out within the Strategic Land Use Plan.

2.3. Legal Context

2.3.1. The Land Planning and Development (Guernsey) Law, 2005, sets out key provisions relevant to Development Plans. Part I states as follows.

2.3.2. “The purposes of the Law are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.”

2.3.3. In this regard the Law seeks to:

- a. protect and enhance the natural beauty and amenity of Guernsey’s coasts, cliffs, countryside and other open spaces;
- b. protect and enhance Guernsey’s heritage of buildings, monuments and sites of historic, architectural or archaeological importance;
- c. preserve and promote biological diversity;
- d. achieve quality in the design and implementation of development so as to respect Guernsey’s historic, architectural and archaeological heritage and make a positive contribution to the built environment;
- e. maintain a balance between the competing demands of the community for the use of land;
- f. ensure that all development is carried out in a sustainable manner and in such a way as to achieve a safe and healthy living and working environment.

2.3.4. With a view to achieving these purposes, the Law provides a framework within which development in Guernsey can be planned and regulated in accordance with the strategic policies of the States. It does this through:

- a. the preparation and adoption of Strategic Land Use Plans, Development Plans, Subject Plans and Local Planning Briefs;
- b. controlling the carrying on of building, engineering, mining and other operations and changes in the use of land or buildings in the light of such Plans and Briefs;
- c. applying special and additional controls in relation to areas, sites, buildings and operations of particular importance, interest, sensitivity or concern;
- d. the preparation and adoption of building regulations.

2.4. Strategic Context

2.4.1. The strategic objectives of the States are set out within the States’ Strategic Plan.

The States' Strategic Plan includes four Island Resource Plans:

- Strategic Land Use Plan;
- Energy;
- Population Management;
- Island Infrastructure.

2.4.2. The plans describe the way in which the States of Guernsey propose to manage or influence the use of Island resources to support the Government's Aims and Objectives. In each case, this involves considering how resources can best be used to support the Fiscal & Economic, Social and Environmental Policy Plans and the States' Department Policy Plans. The Strategic Land Use Plan is a statutory document prepared by the Committee *for the Environment & Infrastructure* under the terms of the 2005 Planning Law (Part II, Section 5). The Strategic Land Use Plan sets out a 20-year agenda for land use planning in Guernsey and it does this by guiding and directing the Authority in the preparation of detailed land use policies set out within a Development Plan. The Authority must take into account such guidance and directions in preparing this Island Development Plan.

2.4.3. To support the delivery of policies aimed at achieving the economic, social and environmental objectives contained within the States' Strategic Plan, the States has approved a Strategic Land Use Plan that takes a broad and long term (20 year) view of land use and spatial matters and focuses strongly on the successful achievement of desired outcomes. The Island Development Plan emphasises the importance of corporate working between States' Committees and positive relationships between the public and private sectors in putting spatial policies into effect. This means that the Island Development Plan concentrates on the action that needs to be taken to achieve identifiable and measurable results through the use and management of land as a strategic resource, rather than only looking narrowly at individual topics and land supply targets. In this way the Strategic Land Use Plan provides a framework for different agencies to work together to meet the overarching strategic objectives of the States of Guernsey.

The Purpose of the Strategic Land Use Plan

The purpose of the Strategic Land Use Plan is that it will contribute positively to maintaining Guernsey as a desirable place to live, work and enjoy leisure time through the implementation of land use policies that create a socially and economically strong Island balanced with the protection and enhancement of Guernsey's physical environment and respecting international efforts to safeguard the global environment.

2.4.4. In this respect, the core objectives of the Strategic Land Use Plan are:

“To improve the quality of life of Islanders and to support a successful economy while protecting the Island’s environment, unique cultural identity and rich heritage through spatial planning policies that enable:

- i. a diversified, broadly balanced economy with high levels of employment and a flexible labour market;
- ii. the fostering and promotion of an inclusive and caring society which supports sustainable communities and removes barriers to social inclusion and social justice;
- iii. levels of housing availability, quality and affordability to be improved, enabling people to help themselves become independent where possible;
- iv. the maintenance of a healthy society that safeguards vulnerable people, maintains Guernsey as a safe and secure place to live and provides for a wide range of leisure opportunities;
- v. the wise management of Island resources such as land, air quality, energy and water;
- vi. support to be given to corporate objectives and associated policies relating to the conservation of energy, reduction of our carbon footprint, development of renewable energy and adaptation to climate change;
- vii. the protection of local biodiversity and the countryside;
- viii. the enhancement of the culture and identity of Guernsey by protecting local heritage and promoting high standards of new development;
- ix. the management of solid and liquid waste;
- x. the maintenance and enhancement of modern key strategic infrastructure.

The order of listing of these core objectives reflects the arrangement of the objectives within the States Strategic Plan and they are therefore not listed in order of priority.”

2.5. Balancing the Purposes of the Law and the objectives of the Strategic Land Use Plan

2.5.1. Chapter 2, Section 6 of the Land Planning and Development (Guernsey) Law, 2005, states that, for the purposes of the Authority’s general functions in relation to development planning, it must:

- a. seek to achieve and, where they conflict, to balance, so far as possible, both the purposes of this Law and the objectives set out in the Strategic Land Use Plan;
- b. take into account the general guidance and specific directions given to it in the Strategic Land Use Plan in exercising the functions to which that guidance or those directions relate;
- c. keep under review the matters which may be expected to affect the planning of the development of Guernsey; and,
- d. from time to time... to prepare for the consideration of the States, Development Plans, Subject Plans and Local Planning Briefs and amendments to them.

2.5.2. The Strategic Land Use Plan approved by the States of Guernsey identifies planning as having an enabling role to play in not only protecting and enhancing the physical environment, but also in actively promoting and enabling development where this would meet the strategic objectives of the States. Therefore, the Island Development Plan balances the proactive and flexible approach to development management advocated by the Strategic Land Use Plan with the Land Planning and Development (Guernsey) Law, 2005, with a view to achieving its purposes. This will be achieved within the spatial strategy of the Strategic Land Use Plan as set out below.

2.6. Policy Gateways

2.6.1. The Strategic Land Use Plan notes that within the planning policy framework established by the Urban and Rural Area Plans (produced in 2002 and 2005 respectively) an identifiable policy (a policy gateway) in effect needs to exist within them to enable the consideration of specific forms of development. This situation in effect arose as a result of Guernsey planning case law on the interpretation of Guernsey legislation on the weight of development plans; the legislation gives considerable weight to development plan policies only allowing a minor departure from them without a plan amendment agreed at a public inquiry.

2.6.2. The Strategic Land Use Plan requires future Development Plans to be drafted in such a way that they aim to avoid the situation arising where the Authority is unable to consider forms of development that were not envisaged at the time of drafting. The Island Development Plan, therefore, seeks to achieve this through a combination of:

- adopting the spatial strategy set out within the Strategic Land Use Plan;
- drafting policies that address all forms of development and are flexible so as to reduce

the possibility of them not providing a policy gateway, where it is considered necessary to do so;

- including Policies (S5 and S6) that deal with the ability to consider Development of Strategic Importance and the development of Strategic Opportunity Sites in circumstances otherwise not permissible under the other policies of the Island Development Plan; and,
- an Exceptions Policy (GP20) which provides that, in the absence of a specific policy for the development proposed, planning applications will be assessed on their merits, on a case by case basis. Proposals will need to accord with the Spatial Policy and the relevant General Policies and any other Plan policies that are relevant and must be consistent with the Principal Aim and relevant Plan Objectives.

2.6.3. This will ensure the Island Development Plan offers flexibility to enable consideration to be given to proposals within a robust framework for managing development.

3. Spatial Policy

3.1. Spatial Policy

3.1.1. The Strategic Land Use Plan sets a spatial strategy for the distribution of development with which the Island Development Plan must be consistent. This is:

Development concentrated within and around the edges of the urban centres of St Peter Port and St Sampson/Vale with some limited development within and around the edges of the other main parish or local centres to enable community growth and the reinforcement of sustainable centres.

3.1.2. This has led to the identification within the Island Development Plan of a hierarchical structure of Main Centres, Main Centre Outer Areas and Local Centres.

3.1.3. Within this framework, the Island Development Plan provides for a range of development opportunities recognising the role of the Main Centres, including Admiral Park and the Saltpans industrial site, as focal points for development and these areas make the majority provision for new development.

3.1.4. The Island Development Plan recognises the role of Local Centres as sustainable settlements and community focal points and provides opportunities within these areas for development of a scale appropriate for the particular Local Centre, where this would help support it as a sustainable centre. Within the Main Centres, the Main Centre Outer Areas and the Local Centres the Island Development Plan is supportive of the maintenance and enhancement of socially inclusive and sustainable communities and neighbourhoods.

3.1.5. The Island Development Plan also makes limited provision for certain forms of development outside of the Main and Local Centres where this satisfies the objectives of the Strategic Land Use Plan and/or where development is of strategic importance, or where strategic opportunities exist. Policies exist within the Island Development Plan that seek to protect and manage the built and natural environment while facilitating a viable rural economy and enabling small scale business development and infrastructure, where appropriate.

3.1.6. This approach enables the Island Development Plan to establish a set of land use policies that offer a flexible and proportionate approach to the control of development and that can adapt to more or less growth or changes on the Island over time. It also encourages

a proactive and positive approach to new development and seeks to support and enable development consistent with the policies of the Island Development Plan.

3.1.7. The Spatial Policy will assist in achieving sustainable development by directing the majority of development to areas well served by shops and services which will assist in reducing the need to travel by motor car.

Policy S1: Spatial Policy

The Spatial Policy is to concentrate the majority of new development in the Main Centres and the Main Centre Outer Areas to maintain the vitality of these areas, and to make provision for limited development in the Local Centres to support and enhance them as sustainable settlements and community focal points and to allow for development Outside of the Centres in identified specific circumstances, in accordance with the Strategic Land Use Plan.

3.2. Main Centres and Main Centre Outer Areas

3.2.1. In accordance with the Strategic Land Use Plan, the Island Development Plan has identified two Main Centres. These are the St Peter Port town centre, referred to in this Plan as 'Town' and the area around the St Sampson/Vale harbour area, referred to in this Plan as 'the Bridge'. The extent of these is illustrated on the Proposals Map.

3.2.2. The Proposals Map has also identified an area around each of the Main Centres, referred to in this Plan as the 'Main Centre Outer Areas'. This addresses the Strategic Land Use Plan spatial strategy requirement of concentrating development "within and around the edges of the urban centres of St Peter Port and St Sampson/Vale".

3.2.3. The Main Centres and the Main Centre Outer Areas provide for the majority of the Island's development requirements. This is explained in more detail in Part Three, Section 4, Main Centre Policies.

Policy S2: Main Centres and Main Centre Outer Areas

The Main Centres provide the core focus for development within the Island and proposals for development in these areas will generally be supported. Proposals for development within the Main Centre Outer Areas will also generally be supported where this would not detract from the objective of ensuring the Main Centres remain the core focus for economic and social growth. In both these cases proposals must

meet the requirements of the relevant specific policies of the Island Development Plan.

3.3. Local Centres

3.3.1. In accordance with the Strategic Land Use Plan, the Island Development Plan has identified a number of Local Centres which are based on an assessment of services and facilities that contribute to the area's ability to meet social, economic and environmental needs in a sustainable way. The Local Centres can be found on the Proposals Map and are located at:

- St Martin;
- Cobo;
- St Pierre du Bois;
- L'Islet;
- Forest;
- Forest West;
- L'Aumone.

3.3.2. Opportunities for new development within the Local Centres will be limited and the extent of this will be determined by the current scale and function of each Local Centre to ensure that new development complements their existing roles and supports them as socially inclusive, healthy and sustainable communities. The scale of each of the existing Local Centres will be taken into account when considering proposals and the Authority will ensure development within them does not detract from the objective of ensuring the Main Centres and the Main Centre Outer Areas remain the core focus for economic and social growth. This is explained in more detail in Part 3, Section 10, Local Centre Policies.

Policy S3: Local Centres

Within the Local Centres, development will be supported if: it sustains the socially inclusive and healthy communities that those Centres serve; is of a scale that reflects those Centres' existing functions; and, meets the requirements of the relevant specific policies of the Island Development Plan.

3.4. Development Outside of the Centres

3.4.1. In accordance with the Strategic Land Use Plan, the Island Development Plan makes provision for certain types of development Outside of the Centres. Policies exist that seek to protect and manage the built and natural environment while facilitating a viable rural economy and enabling small business development and infrastructure, where appropriate. These are explained in full within Part 3, Section 15, Policies for Outside of the Centres.

Policy S4: Outside of the Centres

Outside of the Centres, support will be given for development that meets the requirements of the relevant specific policies of the Island Development Plan.

3.5. Exceptions to the Spatial Policy

3.5.1. From time to time there will be a requirement to consider development proposals that were not envisaged at the time of drafting, may not be in accordance with the Spatial Policy and/or are located such that they offer opportunities for meeting the economic, social or environmental policy objectives of the States of Guernsey as set out in the Strategic Land Use Plan. Policies for considering such proposals are set out below.

3.6. Development of Strategic Importance

3.6.1. Where a development would address issues concerning the health or safety or well-being or security of the community, or is otherwise clearly in the public interest, the Authority may support proposals that could conflict with the spatial policies or other specific policies of the Island Development Plan.

3.6.2. However, the Authority will need to be satisfied that the particular choice of location for the proposed development can be clearly justified and that the proposals represent the best practicable option, taking into account all relevant economic, social and environmental considerations. For this reason, a detailed and comprehensive site selection study, together with more technical evidence such as environmental, economic and social assessments, will be expected as part of the submission for planning permission. Measures to mitigate any harmful effects on the environment should be incorporated into any scheme from the outset and it will be expected that opportunities for environmental enhancement will be explored and implemented wherever possible. Development Frameworks may be required to ensure the most efficient and effective use of the site or area concerned unless

the proposed development is such that a Local Planning Brief is required (see below).

3.6.3. The Island Development Plan does not make provision for proposals that are clearly demonstrated to be essential to the well-being of the Island community but are of such a scale or nature as to have an island-wide social, environmental or economic impact, but were not envisaged at the time the Island Development Plan was prepared. As a result, members of the public were not reasonably able to take such proposals into account when considering the Island Development Plan. This type of development will require a Local Planning Brief. Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs. A Local Planning Brief is subject to a very similar procedure as the Island Development Plan so the Authority must consult with relevant States' Committees and stakeholders and it will be subject to public consultation, consideration by an independent planning inspector through a public inquiry and final adoption by the States of Guernsey before coming into effect.

Policy S5: Development of Strategic Importance

Proposals for development that is of Strategic Importance and which may conflict with the Spatial Policy or other specific policies of the Island Development Plan but which is clearly demonstrated to be in the interest of the health, or well-being, or safety, or security of the community, or otherwise in the public interest may, exceptionally, be allowed where:

- a. there is no alternative site available that, based on evidence available to the Authority, is more suitable for the proposed development; and,**
- b. the proposals accord with the Principal Aim and relevant Plan Objectives.**

3.7. Strategic Opportunity Sites

3.7.1. The Strategic Land Use Plan notes the importance of establishing a flexible approach to the control of development that can adapt to more or less growth or change over time and that enables reasonable development aspirations to be met. Therefore, Island-wide, the Island Development Plan makes provision for a flexible approach to the control of development on sites where strategic opportunities exist to enable them to be fully and appropriately utilised in the future for the economic, social and environmental benefit of the Island, as set out within the States of Guernsey's economic, social and environmental policy plans. These will generally be larger sites that take in several parcels of land and may be obsolete, or are becoming obsolete, for their intended purpose or are underused in their current form and may include hospitals, schools and industrial

areas. These sites, mainly in public ownership, present opportunities for reuse and redevelopment. It is intended that by adopting a more flexible approach it is possible to enable economic, social and environmental objectives of the States of Guernsey to be met through appropriate development.

3.7.2. This Policy therefore provides very limited opportunities for exceptions to the overarching Spatial Policy and other policies of the Island Development Plan in site specific circumstances while still satisfying the fundamental objectives of the Strategic Land Use Plan, the Principal Aim of the Island Development Plan and the Plan Objectives and not detracting from the intention to reinforce the roles of the Main and Local Centres. Proposals for development on sites identified by the Authority as being Strategic Opportunity Sites will be expected to be consistent with the Principal Aim and relevant General Policies of the Island Development Plan and the relevant Plan Objectives. Proposals for development on Strategic Opportunity Sites will be expected to bring about environmental enhancement through development.

3.7.3. Before specific proposals for development can be submitted to and considered by the Authority a Local Planning Brief for the site or area will need to be prepared. Proposals for a Local Planning Brief are required, under the Land Planning and Development (Guernsey) Law, 2005, to be subject to public consultation and consideration by an independent inspector through a public planning inquiry. The States of Guernsey will be required to formally consider the Local Planning Brief and inspector's report before considering whether to adopt the Local Planning Brief which will also affect the particular Island Development Plan policy which refers to it. All specific proposals for development of the site will then be required to accord with the Local Planning Brief, as well as other relevant policies of the Island Development Plan.

Policy S6: Strategic Opportunity Sites

Proposals for development that is clearly demonstrated to be capable of delivering strategic objectives of the States of Guernsey may, exceptionally, be allowed on specific sites identified by the Authority as Strategic Opportunity Sites that are, or are becoming, obsolete for their intended purpose or are underused in their current form provided that:

- a. it can be demonstrated that the proposals would meet a specific social, economic or environmental objective of the States of Guernsey, as set out in the States' Strategic Plan; and,**
- b. it can be demonstrated that the proposals otherwise meet the Principal Aim and**

relevant Plan Objectives and relevant General Policies of the Island Development Plan; and,

- c. proposals for development are in accordance with an approved Local Planning Brief for the site; and,
- d. the development will result in an environmental enhancement of the area.

4. Main Centre Policies

4.1. Introduction

4.1.1. The spatial strategy for the distribution of new development within the Island, as set out within the Strategic Land Use Plan is:

“Development concentrated within and around the edges of the urban centres of St Peter Port and St Sampson/Vale with some limited development within and around the edges of the other main parish or local centres to enable community growth and the reinforcement of sustainable centres”.

4.1.2. In accordance with the direction given through the Strategic Land Use Plan, the Island Development Plan identifies two Main Centres; one at St Peter Port and one at St Sampson/Vale, known as Town and the Bridge respectively. In satisfying the objective of the Strategic Land Use Plan to support development not just within but also around the Main Centres, a Main Centre Outer Area has also been identified for each Centre and these are shown on the Proposals Map. For purposes of abbreviation, when the Island Development Plan states “within the Main Centre”, this is referring to the area within the Main Centre inner boundary of each centre. When the Island Development Plan states “around the Main Centre”, this is referring to the Main Centre Outer Area and when it states “within and around the Main Centres” it refers to both the Main Centres and the Main Centre Outer Areas.

4.1.3. Within the Main Centre Outer Areas, the Island Development Plan makes provision for development that would not be permissible beyond them in order to enable community growth and to reinforce them as sustainable centres. However, certain forms of development will not be supported in these areas and will instead be directed to the Main Centres where it can contribute positively to those central areas being maintained and enhanced as successful and vibrant mixed use areas.

4.1.4. The structure adopted for this section sets out the policies relating to living, working, spending leisure time and Development Opportunity Areas. The Development Opportunity Areas section is divided into two specific categories; Regeneration Areas (located at South Esplanade and Mignot Plateau, Lower Pollet, Le Bordage/Mansell Street and Leale’s Yard) and Harbour Action Areas, one covering St Peter Port Harbour and the other at St Sampson’s Harbour. The Regeneration Areas identify parts of the existing built environment of the Main Centres where there is scope for considerable and comprehensive

redevelopment and enhancement. The Harbour Action Areas embrace extensive areas within and around the harbour areas recognising that in addition to vital operational activities that take place within the ports there are areas with significant potential to be developed and used to meet the economic, social and environmental objectives of the States.

4.1.5. The States approved Strategic Land Use Plan requires a co-ordinated approach to development in Town and at the Bridge to make sure that these areas can continue to thrive and their roles as Main Centres are retained and enhanced in the future. In response, a Visioning Team was established to prepare and co-ordinate the delivery of a Vision for the future of Town and the Bridge. The Visioning Team was formed from a group of volunteers representing a cross section of Town and Bridge users including businesses, residents, tourism, policy makers, cultural facility users and the leisure industry. The remit of this group was to prepare the Visions and promote them, identify the projects and programmes that will deliver the Visions and co-ordinate action. The findings of the visioning work have therefore informed the policies that the Island Development Plan sets for the Main Centres.

4.1.6. The concept of vitality and viability is central to maintaining and enhancing town centres. It will depend on many factors, including the range and quality of activities in a centre, its mix of uses, its accessibility to people living and working in the area and its general amenity, appearance and safety.

4.1.7. The Island Development Plan recognises the role of the Main Centres of Town and the Bridge. These areas provide the greatest scope for social, economic and environmental development and change to take place. This development will need to be balanced and managed in such a way as to enable change to take place while protecting those elements of the historic physical environment that contribute positively to the local character. For the specific purpose of office development, the Main Centre policies apply to Admiral Park and, for industrial development, the Main Centre Outer Area policies apply to the Saltpans Key Industrial Area and Key Industrial Expansion Area, in line with the direction provided by the Strategic Land Use Plan.

4.1.8. The Main Centres represent attractive urban areas that vary in character and appearance both from each other and across each Centre. St Peter Port Main Centre has a high quality urban environment created by layers of historic and modern buildings and a network of attractive streets and open spaces. The Bridge on the other hand has a more industrial, working port character but is nonetheless an attractive and distinctive settlement. The Island Development Plan contains policies that seek to protect the valuable historic urban environment while also allowing buildings to adapt and change to meet the

modern expectations of, amongst others, retailers, industrial businesses, office workers and residents. The policies therefore require a proportionate approach to the control of development that protects and, where appropriate, enhances the higher quality buildings and spaces while providing for appropriate development.

4.1.9. The Main Centres are essentially mixed-use areas with a diverse range of activities taking place within them. The inclusion of a mixture of uses such as housing, offices and leisure increases activity and can support shops, restaurants, cafes, entertainment and other developments that serve them. The policies have been drafted in such a way as to offer the greatest support to the Main Centres, ensuring they remain successful, vital and viable settlements. However, they also recognise that the Main Centre Outer Areas provide the capacity to accommodate uses and activity that in turn support the Main Centres. The Island Development Plan therefore supports proposals to introduce a mix of appropriate uses within each of these areas.

4.1.10. However, whilst offering support for appropriate development within and around Main Centres, it is recognised that these areas include tracts of open land that provide breathing space within the built environment and in most cases offer views across undeveloped land. These are important to protect, not only in order to retain areas that provide visual amenity and separation between settlements, but also because they prevent the potential wholesale development of the Main Centres and Main Centre Outer Areas and the subsequent loss of important open spaces within them. They also have the function of ensuring urban brownfield sites are targeted for development ahead of these, arguably easier to develop, open areas.

4.1.11. The Island Development Plan recognises the changing role of the traditional high street away from predominantly retail and towards a mix of leisure activities, employment areas and support service industries. Policies are in place to enable the Main Centres to respond to this changing demand. Service trades (e.g. estate agents, yacht brokers, dry cleaners, etc.) and restaurants, pubs, wine bars, etc., are important complementary activities to the shopping function and can have a key role in maintaining a diverse and commercially prosperous centre.

4.1.12. A general increase in activity within the Main Centres can also contribute to a greater feeling of personal safety, with a diverse mix of people using the areas for a range of activities over different periods of time. This mix of uses and people simultaneously undertaking a range of activities within the Main Centres is positively encouraged by the Island Development Plan, which supports extending the hours of operation of the Main Centres by encouraging a wide range of retail and other commercial and leisure activity

which could successfully take place after 5pm and into the evening.

4.1.13. As community focal areas, the Island Development Plan also makes provision within and around the Main Centres for leisure and recreation-based activities. Through the inclusion of uses such as cinemas, theatres and entertainment spaces, the Main Centres will become more attractive places to spend time. This will add positively to the diversification of these areas from a focus on retail activity and encourage them to be used throughout the day for different but complementary purposes. In accordance with the policies of the Strategic Land Use Plan, the Island Development Plan puts in place a range of policies that enable development within and around the Main Centres that will allow them to be enhanced as attractive areas to spend leisure time in high quality urban environments.

4.1.14. Retail is fundamental to the success of the Main Centres. In order to safeguard their retail function, proposals for new comparison⁽³⁾ retail will be limited to within the Main Centres. This is to ensure these areas continue to be the main shopping areas within the Island and contain an adequate critical mass of units to enable the Main Centres to be regarded as destinations for comparison shopping. The Proposals Map indicates a Core Retail Area within each of the Main Centres where there is a general presumption in favour of retaining existing and encouraging new retail activities at ground floor level, but policies exist that will enable the inclusion of support services where these complement and positively enhance the role of the Core Retail Area. Beyond the Core Retail Areas the Island Development Plan offers flexibility between uses in Main Centre locations where this supports the policy direction of ensuring these are retained and enhanced as focal points for a range of uses that support the vitality and viability of the areas.

4.1.15. The Island is already well served by convenience⁽⁴⁾ shopping but within the Main Centre Outer Areas provision is made for the development of new convenience shopping and to support existing retail activity. This, together with that permitted within the Main and Local Centres, is expected to enable demand to be met for additional convenience retail development, as required, for at least the 10-year life of the Island Development Plan.

4.1.16. The Strategic Land Use Plan identifies that the office sector's requirements can be met through a combination of new development within the Main Centres and by making the most effective and efficient use of land at Admiral Park. The Island Development Plan recognises the important role that employment-related activity has in maintaining the Main Centres as vital, successful and attractive urban areas. Office development is supported within the Main Centres, although it is recognised that achieving modern, large floor plate

3 'Comparison' retail is the selling of goods including clothing and footwear, furniture, furnishings and household equipment, which generally involves comparing similar goods before buying.

4 'Convenience' retail is the selling of, often essential, daily items such as fresh produce and food and drink.

office development within an historic town will require careful management. As a result, the Island Development Plan makes provision for new office development at Admiral Park, which over the past decade has developed as one of the Island's main clusters of office-based activity (see Policy MC4(B): Office Development in Main Centre Outer Areas). The provision of an Office Expansion Area at Admiral Park will enable the office sector to grow with fit for purpose, large floor plate buildings, without adversely affecting the historic built environment of the Main Centres.

4.1.17. The presence of housing and opportunities for new residential development within and around the Main Centres is essential to their success as authentic places with socially and economically diverse and thriving communities. This section of the Island Development Plan includes policies that positively encourage the development of additional housing in appropriate areas and circumstances in order to maintain and increase the resident population that can support shops and services and to help create sustainable settlements where the reliance on the motorcar can be reduced through the potential to live, work and spend leisure time within the Main Centres.

4.1.18. Residential development will be delivered through a number of mechanisms set out within the Island Development Plan. The Proposals Map indicates a number of sites designated specifically for housing development. There is potential for significant residential development within the Regeneration Areas and the Harbour Action Areas, explained below. Housing will also be delivered through 'windfall sites', or sites that are not specifically designated for housing but where the policies of the Island Development Plan would support such development (see Policy MC2: Housing in Main Centres and Main Centre Outer Areas and Policy GP11: Affordable Housing).

4.1.19. In order to make the best use of land, to intensify activity and to potentially increase the resident population within the Main Centres, the Island Development Plan encourages maximum use to be made of upper floor accommodation. Flexibility exists to accommodate uses such as residential, office, support services, some types of creative industry, etc. on upper floors, but generally not if this leads to an unacceptable reduction in the number of residential units.

4.1.20. The Main Centres are characterised by high density development. This makes the most effective and efficient use of land and creates a strong physical character that provides St Peter Port, in particular, with its distinctive and attractive urban form. In order to continue to make best use of land and to ensure new development respects the character of the Main Centres, there will be a requirement for high density development, including housing, within the Main Centres. The Island Development Plan supports the provision of

taller buildings in appropriate locations within and around the Main Centres (see Policy GP8: Design) and will adopt a more flexible approach to the provision of amenities space, particularly within the Main Centres, than would normally be expected in more suburban and rural settings (see Annex I: Amenities).

4.1.21. In satisfying the requirements of the Strategic Land Use Plan, provision is made within the Island Development Plan for industrial development. Despite the current evidence that the industrial and storage and distribution sectors are reducing in scale, with correspondingly less demand for land, the Island Development Plan does provide for expansion and growth within these sectors. Key Industrial Areas have been identified as areas where industrial and storage and distribution development should be consolidated and expansion areas of each of the Key Industrial Areas have been identified.

4.1.22. The Island Development Plan also makes provision for industrial development at the Saltpans Key Industrial Area and Key Industrial Expansion Area which is identified by the Strategic Land Use Plan as a key area for the growth of this economic sector.

4.1.23. The Longue Hougue land reclamation site is an identified Key Industrial Area and this area is expected to accommodate a range of heavy industrial development including waste processing and transfer (see Policy IP2: Solid Waste Management Facilities).

5. Important Open Land in and around Main Centres

5.1. Important Open Land in Main Centres and Main Centre Outer Areas

5.1.1. The Strategic Land Use Plan states that the quality of Guernsey's natural environment is important, not simply for its inherent value but for its contribution to quality of life and social well-being and to the Island's economy. The Strategic Land Use Plan highlights the particular importance of the small scale, intricate landscape and that coastal landscapes, open common, managed fields, valleys and escarpments are important landscape features. There are also areas of land, of varying character and quality, which are important because of their openness, providing important gaps in development and offering relief from otherwise developed areas.

5.1.2. Within and around the Main Centres there are areas of open land that provide

breathing space within the built environment and in most cases offer views across undeveloped land. These are important to protect, not only in order to retain areas that provide visual amenity and separation between settlements, but also to prevent the potential wholesale development of the Main Centres and the Main Centre Outer Areas and the subsequent loss of important open spaces within them. They also have the function of ensuring urban brownfield sites are targeted for development ahead of these arguably easier to develop open areas. The areas of Important Open Land are shown on the Proposals Map.

5.1.3. The special qualities of these areas need to be protected from insensitive or inappropriate development that could detract from their value and the amenity that they provide. In order to preserve the open character of these areas, new development will only be supported where there is no significant adverse impact on the openness, visual quality or landscape character of the Important Open Land or where it relates to the development of outdoor formal recreation or informal leisure and recreation-related development, where the requirement for built ancillary development is limited and impacts on the openness, visual quality or landscape character of the area are minimal (refer to the Glossary for explanation of recreation and leisure uses). Works to existing development in these areas, including conversion and subdivision of buildings, or ancillary development associated with established uses, will be supported where the development and any ancillary development associated with it does not have any significant adverse impacts on the openness, visual quality or landscape character of the area. Householders will have flexibility in planning for extensions and other forms of domestic development within residential curtilages provided that the requirements of the policy are met. For the avoidance of doubt, the replacement of an existing dwelling on a one for one basis is not considered new housing and will be considered under Policy GP13: Householder Development.

5.1.4. The Important Open Land designations are broadly drawn and include land of varying quality but all offer relief from otherwise developed areas. The current condition of land may affect its landscape character and amenity significance in and around the Main Centres but land that is currently in an unmanaged or degraded state can still provide an important gap in development. In some cases, the land may have the potential to be enhanced in order to restore the integrity and visual continuity of the underlying landscape and this is encouraged. The intention is to protect and enhance the openness, landscape character and visual quality of these areas.

Policy MC1: Important Open Land in Main Centres and Main Centre Outer Areas

Within areas identified as Important Open Land, development will only be supported where:

- a. it relates to new outdoor formal recreation or informal leisure and recreation; or,**
- b. it relates to the rebuilding, extension or alteration of existing buildings or structures; and,**
- c. in all cases, the resultant development would not have a significant adverse impact on the open character, visual quality or landscape character of the Important Open Land.**

6. Living in and around Main Centres

6.1. Housing in Main Centres and Main Centre Outer Areas

6.1.1. The spatial strategy of the Strategic Land Use Plan requires the majority of new housing development to take place within and around the Main Centres of St Peter Port and St Sampson/Vale. The Strategic Land Use Plan also requires the Island Development Plan to satisfy initially the Island's housing requirement for the first five years of the ten year Island Development Plan period.

6.1.2. Housing development includes new build housing, change of use to housing from other uses and the conversion and subdivision of existing buildings. To meet the requirements of the States of Guernsey, as set out in the Strategic Land Use Plan, the Island Development Plan provides for the majority of the Island's five year housing land supply through the allocation of sites for housing development within and around the Main Centres. The sites allocated for housing are indicated on the Proposals Map and listed in Annex II: Sites Allocated as Housing Sites. 'Windfall' housing development and housing delivered through the development of the Regeneration Areas and Harbour Action Areas will also contribute to meeting housing needs within and around the Main Centres. 'Windfall' housing sites are undesignated sites that come forward for development during the Island Development Plan period which are not specifically identified for housing development but where policies exist to support its provision.

6.1.3. This approach will enable the Main Centres to be maintained and enhanced as attractive and sustainable places to live, by encouraging regeneration and increasing residential accommodation close to services, employment, leisure opportunities, public transport links and walking and cycling networks.

6.1.4. In and around Main Centres Development Frameworks will be required for proposals of 10 or more new dwellings, for sites over 0.25 hectares (1.5 vergées) and for development over 2,000 square metres of gross floor area. This will ensure that larger development schemes are well planned from the outset in accordance with guidance provided by the Authority and that the most effective and efficient use of land is made. It will also ensure the public has the opportunity to study and comment on such guidance before detailed proposals are formally submitted as a planning application. Where a Development Framework has been approved for a site, it will be taken into account when considering proposals for the site and development proposals will be expected to accord with it. There may be more than one Development Framework approved for a site. Development may be supported prior to the approval of a Development Framework where it is unlikely to inhibit the implementation of future housing development or of a Development Framework or would not prejudice the comprehensive development of the site and would accord with all other relevant policies of the Island Development Plan. Development Frameworks and Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs.

6.1.5. In order to ensure that appropriate environmental management practises are followed during the demolition and construction phase of projects where development is for five or more dwellings or of a minimum of 1,000 square metres of floor area, in accordance with the policies of the Island Development Plan relating to those proposals, a Waste Management Plan will be required to be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with. Where development requires a Development Framework, that framework should address issues of waste management and disposal including demolished and excavated material.

6.1.6. Residential development within and around the Main Centres will be expected to make the most effective and efficient use of land and higher density development proposals will be expected in appropriate locations and circumstances (see Policy GP8: Design and Policy GP9: Sustainable Development).

6.1.7. The Strategic Land Use Plan seeks to ensure that provision is effectively made to meet the annual requirement for the creation of new homes of an appropriate mix of tenures, housing sizes and types. Therefore, where housing proposals can accommodate a variety of dwellings, it will normally be expected that the mix and type of dwellings is reflective of the demographic profile of households requiring housing. In establishing this requirement the Authority will take into consideration the information produced by other States' Committees relating to this issue, such as the most recent Housing Needs Study or any subsequent amended or revised document produced by Housing, the Committee *for the Environment & Infrastructure*, the Housing waiting lists held by the Committee *for Employment & Social Security* or any relevant direction by the States of Guernsey. However, it is acknowledged that in some circumstances there may be important economic or social reasons to provide a particular type of dwelling.

6.1.8. Allocated housing sites, as shown on the Proposals Map and listed in Annex II: Sites Allocated as Housing Sites, will be developed primarily for housing but, where appropriate to the site and location, can include complementary development as part of a comprehensive proposal for the site where this would support the housing development proposed. Such development could include small convenience retail, community uses and facilities or recreational facilities where this supports the particular housing development. The potential for supporting and complementary development will be considered in Development Frameworks.

6.1.9. All proposals for housing development resulting in a net increase of twenty or more dwellings will be required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.

6.1.10. For the avoidance of doubt, the replacement of an existing dwelling on a one for one basis is not considered new housing and will be considered under Policy GP13: Householder Development.

Policy MC2: Housing in Main Centres and Main Centre Outer Areas

Proposals for housing development in Main Centres and Main Centre Outer Areas will be supported providing that:

- a. they are in accordance with all other relevant policies of the Island Development Plan; and,**
- b. where they are able to accommodate a variety of dwellings they provide an appropriate mix and type of dwellings; and,**

- c. where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings.

Allocated housing sites identified on the Proposals Map can only be developed for housing and, where appropriate, complementary development appropriate to the site and location, as part of a comprehensive scheme taking into account any Development Framework for the site which has been approved by the Authority. Where there is an approved Development Framework it will be taken into account when considering proposals for the site or area to which it relates.

Development that is unlikely to inhibit the implementation of future housing development, or inhibit the implementation of a Development Framework or prejudice the comprehensive development of allocated housing sites, may be supported where it is in accordance with all other relevant policies of the Island Development Plan.

A Development Framework will be required for proposals of 10 or more new dwellings, for sites of over 0.25 hectares (1.5 vergées), and for proposals exceeding 2,000 square metres of gross floor area. An approved Development Framework will be taken into account when considering proposals for the site to which it relates.

All proposals for housing development resulting in a net increase of 20 or more dwellings will be required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.

Development of 5 or more dwellings or of a minimum of 1,000 square metres of floor area will require a Waste Management Plan, to be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with.

6.2. Social and Community Facilities in Main Centres and Main Centre Outer Areas

6.2.1. There is a wide range of social and community facilities on the Island related to health, education and community services. Social and community uses include medical centres, the hospital, surgeries and clinics, churches, community centres, clubs, public

meeting rooms, premises relating to the provision of emergency services, schools, pre-schools and crèches.

6.2.2. The Strategic Land Use Plan recognises that access to a range of social and community facilities is an important aspect of quality of life and directs that the Island Development Plan should enable the provision of an adequate range of new social and community facilities and for existing facilities to develop according to need and demand. It seeks to ensure that areas within and around Main Centres are attractive and desirable places to live for a broad spectrum of society, where residents and those working in and around the Main Centres are close to a range of social and community facilities. These services and facilities are essential to support the sustainable functioning of Main Centres and Main Centre Outer Areas and the social and economic well-being of the Island. However, it is important that most effective and efficient use is made of land in accordance with the Plan Objective and therefore that new developments are not built if there are existing sites or premises in social and community use that are available and suitable, including where it is possible for a premises to be used by more than one use (the dual use of premises). Proposals for new social and community development and the extension, alteration or redevelopment of existing facilities will therefore be supported within and around the Main Centres where the applicant demonstrates that an existing site or premises in social and community use within or around the Main Centre concerned is not available and suited to accommodate the particular proposal, including the dual use of premises.

6.2.3. The Authority seeks to encourage the dual or shared use of sites, where feasible. This is to support the most effective and efficient use of land, to ensure the best use is made of existing sites and to encourage synergies between related uses. The Authority will however take a flexible approach in each case as it is acknowledged that there is a wide variety of types of social and community uses, which may be in different ownerships or under different management and operational arrangements, or which may operate more successfully at a standalone facility. In assessing proposals, regard will be had to the service and operational requirements of the relevant service providers.

6.2.4. There is general support for retaining social and community facilities and protecting, enhancing and making best use of existing sites within and around Main Centres. However, the Island Development Plan allows for the change of use of existing sites and premises to other uses within and around Main Centres where the applicant demonstrates that the existing facility can be adequately replaced on an appropriate site within or around the Main Centre concerned or that it is no longer required and that there would be no significant detrimental impact on the vitality of the Main Centre or Main

Centre Outer Area as a result of the change of use. In assessing proposals that relate to the change of use of social and community facilities regard will be had to any relevant States' strategy. Guidance on how to demonstrate re-provision of a facility and how to demonstrate that a facility is no longer required will be provided by the Authority.

Policy MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas

In Main Centres and Main Centre Outer Areas proposals for the development of new social and community facilities will be supported where the applicant demonstrates that an existing site or premises in social and community use within or around the Main Centre concerned is not available and suited to accommodate the particular proposal, including the dual use of premises.

Proposals for the extension, alteration or redevelopment of existing social and community facilities will generally be supported providing they accord with all other relevant policies of the Island Development Plan.

The change of use of existing social and community facilities to other uses will be supported where it is demonstrated that:

- a. the existing service or facility can be adequately replaced on an appropriate site within or around the Main Centre concerned or that it is no longer required; and,**
- b. the proposal would have no significant detrimental impact on the vitality of a Main Centre or Main Centre Outer Area.**

7. Working in and around Main Centres

7.1. Office Development in Main Centres and Main Centre Outer Areas

7.1.1. There are three main types of office accommodation within the Main Centres which can be described as:

- Primary office accommodation (premises that have been recently developed or refurbished to modern standards);
- Secondary accommodation (older purpose-built offices that may or may not be capable

of being refurbished or redeveloped to modern standards); and,

- Tertiary accommodation (existing offices resulting from the conversion of units of accommodation, retail, etc. that may never be capable of meeting modern standards).

7.1.2. In meeting the demands for modern office accommodation over the Island Development Plan period, the Strategic Land Use Plan seeks a combination of:

- The development of Primary offices including large floor plate buildings (over 1,000 square metres) on new sites; and
- The refurbishment or redevelopment of older office stock in Main Centres into Primary offices where feasible and compatible with the need to protect the valued historic character.

7.1.3. The Strategic Land Use Plan also acknowledges that unsuitable Secondary and Tertiary offices may be more appropriately used for other uses which support the vitality and viability of the Main Centres.

7.1.4. The finance sector employs the largest number of people on the Island and, while the size of the sector has fluctuated recently as a result of the global recession, it is expected to see steady future growth from a diverse range of office based activities. Analysis indicates that the Island is likely to need approximately an additional 3 hectares (18 vergées) of land for office development to accommodate growth over the period between 2015 and 2025 and that demand is continuing for the provision of larger floor plate accommodation.

7.1.5. St Peter Port is the primary location for offices within the Island, with office uses grouped in clusters predominantly located within both the north and south areas of the Main Centre and within corridors alongside the main St Peter Port arterial routes. Admiral Park, located to the north of the St Peter Port centre, provides a further cluster of large floor plate, high specification, modern office premises in a business park environment.

7.1.6. The relationship between office activity and other uses within the Main Centres, particularly Town, plays an important part in ensuring their overall vitality and viability. Office workers are likely to access shops and services within these areas before and after office hours, as well as during lunch breaks, providing important trade to support businesses.

7.1.7. New offices are best located within or around existing office clusters, with good access to supporting services. Clustering around existing locations creates a range of inter-

related commercial activity and can encourage a high quality environment which in itself can then help attract new businesses to locate within Guernsey's Main Centres.

7.1.8. Accordingly, the Island Development Plan makes provision for office development in a number of ways. The majority of provision has been made through the designation of a large site as an Office Expansion Area adjoining the existing office cluster at Admiral Park, as identified on the Proposals Map. While redevelopment of this area is primarily to provide large floor plate office accommodation (1,000 square metres or more), other incidental and complementary uses will be considered in light of the mixed use character of the surrounding area. Although within the St Peter Port Main Centre Outer Area, the Strategic Land Use Plan requires the Island Development Plan to make specific provision for new office development within this area. A Development Framework will be required for this site which will form Supplementary Planning Guidance once approved and will be taken into account when considering proposals for the site. This will ensure that the scheme is well planned from the outset in accordance with guidance provided by the Authority. This will also ensure the public has the opportunity to study and comment on development proposals before they are formally submitted as a planning application. Where a Development Framework has been approved for a site it will be expected that proposals accord with it. There can be more than one Development Framework for a site. Development may be supported prior to the approval of the Development Framework where it is unlikely to inhibit the implementation of office development and would not prejudice the comprehensive development of the site. Development Frameworks and Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs.

7.1.9. In addition, provision has been made to enable office development to take place within the identified Regeneration Areas and Harbour Action Areas, and policies exist to enable new office accommodation to form part of overall mixed use redevelopment of these areas (see Policies MC10: Harbour Action Areas and MC11: Regeneration Areas).

7.1.10. New office development and the refurbishment of existing stock will be encouraged within the Main Centres where it is possible to meet modern needs. A proportion of the existing office stock within the Main Centre of St Peter Port occupies historic buildings and is often located on the upper floors over retail premises which provides a useful range of small, medium and large floor plate accommodation. The Authority will encourage further office use of vacant space above retail units within Main Centres where this can provide modern, fit for purpose accommodation. In such cases, proposals for refurbishment or redevelopment would need to maintain or enhance the vitality of the area and be informed by the existing historic context. A proportionate

approach will be adopted and very careful consideration will be given when assessing proposals for change of use or redevelopment for office purposes of the need to balance the value of the proposed development in terms of its contribution to the social and economic objectives of the States and its potential to contribute to the vitality and viability of the Main Centre, with other environmental considerations including the conservation of existing buildings (see Policy GP4: Conservation Areas, Policy GP5: Protected Buildings and Policy MC6: Retail in Main Centres).

7.1.11. Within the Main Centres there will be a general support for retaining office accommodation that is capable of meeting modern requirements. However, analysis has identified that a proportion of the existing office stock within the Main Centres is unsatisfactory and unable to be refurbished to meet modern needs and is of a quality that limits its market appeal. The Authority has also noted that there is an oversupply of small premises within the existing portfolio. Almost half of the existing office premises in 2012 had a floor area of less than 250 square metres, much of which is likely to be Tertiary space. Therefore, taking a flexible approach to allowing the change of use of smaller premises (less than 250 square metres) in and out of office use will allow rapid response to changes in the market without having a major impact on the total office provision.

7.1.12. Within the Main Centre Outer Areas, with the exception of the Office Expansion Area identified on the Proposals Map, the Authority will not permit new office development on new sites but will ensure that existing office activity can continue through providing support for extension, alteration or redevelopment to meet modern standards, within the constraints of the office site concerned.

7.1.13. Owing to the important contribution they make to the Island's stock of office accommodation, change of use of existing office accommodation or the redevelopment of existing offices for other purposes within the Main Centre Outer Areas will only be supported where the existing premises is unsatisfactory and is unable to be refurbished to meet modern needs and are no longer in demand or where the office floorspace is less than 250 square metres. Policies for working from an office at home can be found in Policy GP14: Home Based Employment.

Policy MC4(A): Office Development in Main Centres

Proposals for new office development or the refurbishment, redevelopment, or extension of existing office stock within the Main Centres and the development of office accommodation above ground floor level within the Core Retail Areas will be supported.

Proposals for the change of use or redevelopment of office accommodation to other uses will only be supported where:

- a. the existing premises provides an unsatisfactory standard of accommodation that cannot easily be refurbished to meet modern needs and can be proven to have been actively and appropriately marketed unsuccessfully for 12 consecutive months; or,
- b. the office floorspace is less than 250 square metres.

Policy MC4(B): Office Development in Main Centre Outer Areas

New office development will only be supported within the Office Expansion Area at Admiral Park, as designated on the Proposals Map, which should be developed primarily for large floor plate office accommodation (1,000 square metres or more). A Development Framework will be required for this site which will form Supplementary Planning Guidance once approved and will be taken into account when considering proposals for the site.

Development may be supported prior to the approval of the Development Framework where it is unlikely to inhibit the implementation of future office development and would not prejudice the comprehensive development of the site.

While the redevelopment of this Office Expansion Area is primarily for provision of office accommodation, other incidental and complementary uses will be considered as part of proposals on this site.

Proposals to extend, alter or redevelop existing office accommodation will be supported in Main Centre Outer Areas.

Proposals for the change of use or redevelopment of office accommodation to other uses will only be supported where:

- a. the existing premises provides an unsatisfactory standard of accommodation and cannot easily be refurbished to meet modern needs and can be proven to have been actively and appropriately marketed unsuccessfully for 12 consecutive months; or,
- b. the office floorspace is less than 250 square metres.

7.2. Industry, Storage & Distribution in Main Centres and Main Centre Outer Areas

7.2.1. The Strategic Land Use Plan directs the main focus of industry to remain within and around the Main Centres, specifically including Admiral Park and the Saltpans.

7.2.2. Industry is the term used to include activities such as manufacturing, repairing and maintaining an item. Whilst this comprises traditional forms of industrial activity, it also includes newer, technology-based industrial activity such as data hosting, website development and certain aspects of the creative industry sector. Storage and distribution includes large scale warehousing as well as smaller, individual storage units used for a variety of purposes, including goods transport depots and document archiving.

7.2.3. Within and around the Main Centres there is a strong concentration of industrial premises within the vicinity of St. Sampson's Harbour, the Saltpans, Longue Hougue and around Pitronnerie Road. Admiral Park functions as a prime office location and should continue to do so over the life of the Island Development Plan. As such, the Authority has designated the remaining undeveloped land as an Office Expansion Area (see Policy MC4(B): Office Development in Main Centre Outer Areas) and it is not required for industrial or storage and distribution uses.

7.2.4. Overall, as a result of the economic downturn and loss of Low Value Consignment Relief on exports, the Island is now over-provided with industrial and storage and distribution space. The Island is likely to need around 2.26 hectares (13.79 vergées) less industry and storage and distribution land over the period between 2012 and 2025. However, in managing change in this sector it is recognised that there remains a need to specifically protect some land for industry and storage to ensure suitable land is available that can be readily developed for a range of industrial and storage purposes. It is of particular importance that land protected for industry and storage has good access to the container route between St Peter Port and St Sampson's Harbours. The change of use of isolated industrial or storage sites to other appropriate uses will be acceptable within and around the Main Centres if they are no longer required for industry, storage and distribution.

7.2.5. In view of this declining need for premises, together with the requirement to safeguard appropriate land, the Island Development Plan seeks to consolidate industry and storage and distribution uses on designated Key Industrial Areas together with identified opportunities for expansion of these areas, if needed in the future, to allow further

clustering of industrial type uses and enhancement in the quality of accommodation to meet modern needs. The designation of these sites will be for industrial and storage uses, with sufficient flexibility to enable the sites to accommodate a range of uses from start-up and incubator units to larger businesses, ensuring the Island Development Plan can accommodate any new industrial sectors that emerge over its lifetime and to respond appropriately to changing economic conditions. The exception to this is the Key Industrial Area at Longue Hougue which is an area intended to accommodate a range of heavy and specialist industrial development and strategic infrastructure, including waste facilities.

7.2.6. The Authority will require the re-use and redevelopment of existing sites before considering proposals for the development of the identified expansion areas in order to consolidate activity and economic investment in the Key Industrial Areas and to achieve the most effective and efficient use of land. In order to guide development and make the most effective and efficient use of the identified Key Industrial Expansion Areas a Development Framework will be required for each of them. Where a Development Framework has been approved it will form Supplementary Planning Guidance and will be taken into account when considering planning applications for the site or area to which it relates and proposals will be expected to accord with it. There may be more than one Development Framework for a site. Development may be supported prior to the approval of a Development Framework where it is unlikely to inhibit the implementation of industrial or storage development and would not prejudice the comprehensive development of the site. Development Frameworks are further explained in Annex III: Development Frameworks and Local Planning Briefs. Applicants proposing development within the Key Industrial Expansion Areas will also need to demonstrate that there is no suitable alternative site available within any of the existing Key Industrial Areas or within the Main Centres or Main Centre Outer Areas. For example, this may be in the case where the particular use may need to be located away from other uses for health and safety or other reasons.

7.2.7. The policies of the Island Development Plan also support the change of use from storage and distribution to industry, and vice versa, in order to provide flexibility and to make maximum use of accommodation within these economic sectors providing that there are no unacceptable adverse impacts on surrounding uses.

7.2.8. There are four Key Industrial Areas identified on the Proposals Map, each with an identified Key Industrial Expansion Area.

7.2.9. Pitronnerie Road Key Industrial Area and the developed part of the Saltpans Key Industrial Area are large, well-established industrial estates built predominantly during the 1960s and 1970s. They accommodate a range of storage and industrial uses. They

are currently constrained by the ageing building stock and limited parking provision. In designating these as Key Industrial Areas the Authority will encourage refurbishment, intensification and redevelopment to improve the quality of the building stock to continue to be capable of accommodating a range of storage and industrial uses. Together with the undeveloped part of the Saltpans Key Industrial Area, they will have the ability to accommodate emerging new industrial sectors over the lifetime of the Island Development Plan. Due to its size and potential impact a Development Framework will be required for the undeveloped part of the Saltpans Key Industrial Area to guide development proposals on this site. The Development Framework will form Supplementary Planning Guidance once approved and be taken into account when considering proposals for the site. Where a Development Framework has been approved proposals will be expected to accord with it. There may be more than one Development Framework for a site. Development may be supported prior to the approval of a Development Framework where it is unlikely to inhibit the implementation of industrial or storage development and would not prejudice the comprehensive development of the site. Development Frameworks are further explained in Annex III: Development Frameworks and Local Planning Briefs.

7.2.10. Northside has a close relationship with St Sampson's Harbour and is essentially an amalgamation of a variety of long-established uses such as the power station and fuel and aggregate storage areas. Uses at the site are constrained by the Major Hazards Public Safety Zones associated with the storage of hazardous materials and in considering proposals for development within these areas the Authority will need to have regard to public safety (see Policy GP17: Public Safety and Hazardous Development). In designating the site as a Key Industrial Area the Authority will encourage refurbishment, intensification and redevelopment to improve the quality of the stock to continue to accommodate a range of storage and industrial uses together with an ability to accommodate emerging new industrial sectors over the lifetime of the Island Development Plan.

7.2.11. Longue Hougue is a large, well-established industrial area located partially on reclaimed land with further reclamation underway and was designated for the provision of strategic infrastructure. Uses at the site are constrained by the Major Hazards Public Safety Zones associated with the storage of hazardous materials therefore proposals for development in this area would need to have regard to public safety (see Policy GP17: Public Safety and Hazardous Development). Longue Hougue Key Industrial Area is reserved for heavy and specialist industrial development which cannot be easily located on other industrial sites owing to its potential negative impacts on neighbours, such as through the noise, dust, vibration, smells and emissions associated with the processes undertaken, and for strategic infrastructure, including development associated with the processing of waste.

7.2.12. Both the Key Industrial Areas at Longue Hougue and Northside fall partly within the Harbour Action Area and proposals within these two Key Industrial Areas would therefore be required to accord with the relevant adopted Local Planning Brief relevant to the harbour. Until such time as a Local Planning Brief is formally approved, or where a proposed development is unlikely to prejudice the outcome of the Local Planning Brief process or inhibit the implementation of an approved Local Planning Brief, proposals will be supported where they accord with the other relevant policies of the Island Development Plan (see Policy MC10: Harbour Action Areas). Development Frameworks and Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs.

7.2.13. Outside of the Key Industrial Areas and Key Industrial Expansion Areas proposals for new storage and distribution uses will only be supported where this could be achieved through the conversion of a redundant building (see Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment) and where the proposed new use would not have any unacceptable adverse impacts on the amenities of surrounding uses. Outside of these areas, new industrial uses will only be supported where this is of a type that could be acceptably located within a Main Centre on upper floors or is in relation to an industry that has a locational requirement to be located in the Main Centres for its successful operation such as the fishing industry in St Peter Port and St Sampson Harbours. Therefore, depending on an assessment of the likely impact of the particular use on surrounding uses and infrastructure, it can be acceptable for these uses to be located within the Main Centres, including on upper floors within the Core Retail Areas, where appropriate, where this would support the vitality and viability of the Main Centre. This is further explained below. In Main Centre Outer Areas, new industrial use will only be supported where this can be achieved through the conversion of a redundant building (Policy GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment) and where the proposed new use would not have any unacceptable adverse impacts on neighbouring uses.

7.2.14. Outside of the Key Industrial Areas and the Key Industrial Expansion Areas the Island Development Plan makes provision for situations where it will be appropriate to consider alternative uses on existing stand alone industrial sites to ensure the most effective and efficient use of land. Proposals for the change of use of existing industrial and storage and distribution premises outside of the Key Industrial Areas to alternative uses will be generally supported within and around the Main Centres where the new use contributes positively to the vitality and viability of the Main Centre or Main Centre Outer Area and providing the proposed use accords with all the other relevant policies of the Island Development Plan. The Authority considers that the loss of sites through such change of

use will be offset by the improved provision within the Key Industrial Areas and the Key Industrial Expansion Areas so that an appropriate supply of industrial land for the future will be maintained.

7.2.15. Despite this, some stand alone industrial sites and storage and distribution sites are located with good access to the inter-harbour route, which is the main road running along the east coast between the Main Centres, and therefore benefit from quick and easy access to the seaports. In general, the Authority will seek to retain these sites within the industrial and storage and distribution sectors. These will only be released for other uses in exceptional circumstances where the accommodation no longer meets user requirements due to its age and condition and is incapable of being upgraded to modern standards in a manner that is viable. There will also be a need to demonstrate that the property has remained empty or vacant, despite being actively and appropriately marketed for 12 consecutive months.

7.2.16. It is recognised that certain existing industrial and storage and distribution businesses operate on industrial sites or stand alone sites within and around the Main Centres and will wish to continue to do so over the life of this Plan. Proposals for alterations and extensions to existing industrial and storage and distribution business premises outside of the Key Industrial Areas within and around Main Centres will be generally supported where this would not have an unacceptable impact on surrounding uses and accords with all other relevant policies of the Island Development Plan.

7.2.17. The creative industries sector comprises a range of economic activities such as advertising, architecture, art and craft workshops, broadcast media, design studios, digital and software production, film, video and music production, photography and publishing. Guernsey already has a solid core of activity within this sector, including a very strong advertising, publishing and design contingent. Coupled with Guernsey's attractiveness as a place to live and the high skill levels of Guernsey employees in this sector the Island makes a very appealing destination for creative industry professionals. Although creative industries will be supported in Key Industrial Areas, due to the nature of the operation of some types of creative industry, it may be appropriate for them to be located within more central areas where they can have a positive effect on the vitality and viability of the Main Centres. Therefore, providing that there is no significant detrimental impact caused by the proposed use on surrounding uses and infrastructure, it can be acceptable for these uses to be located within the Main Centres or on upper floors within the Core Retail Areas, as appropriate, providing that they accord with all other relevant policies of the Island Development Plan.

Policy MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - within Key Industrial Areas and Key Industrial Expansion Areas

Key Industrial Areas

Within the designated Key Industrial Areas proposals for new or alteration, extension or redevelopment of existing industrial or storage and distribution developments and related ancillary development will be supported.

A Development Framework will be required for the undeveloped part of the Saltpans Key Industrial Area. Once approved the Development Framework will form Supplementary Planning Guidance and will be taken into account when considering proposals for the site.

Development may be supported prior to the approval of a Development Framework where it is unlikely to inhibit the implementation of industrial or storage and distribution development and would not prejudice the comprehensive development of the site.

Proposals for change of use from storage and distribution to industrial uses and vice versa will be supported to ensure flexibility within these areas to accommodate market demand.

Proposals for the change of use or redevelopment of existing sites away from industrial or storage and distribution uses will not be supported.

Key Industrial Expansion Areas

Key Industrial Expansion Areas will be reserved for industrial or storage and distribution uses. A Development Framework will be required for each Key Industrial Expansion Area. Once approved the Development Framework for the site will form Supplementary Planning Guidance and will be taken into account when considering proposals for the site. Development of Key Industrial Expansion Areas will only be supported where it has been demonstrated that no suitable alternative sites are available within any of the Key Industrial Areas or Main Centres and Main Centre Outer Areas.

Development may be supported prior to the approval of a Development Framework

where it is unlikely to inhibit the implementation of industrial or storage and distribution development and would not prejudice the comprehensive development of the site and will only be released for development where it has been demonstrated that no alternative sites are available within any of the Key Industrial Areas or Main Centres and Main Centre Outer Areas.

Policy MC5(B): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - outside of the Key Industrial Areas and Key Industrial Expansion Areas

Proposals for new industrial or storage and distribution uses outside of the Key Industrial Areas and the Key Industrial Expansion Areas will be supported where:

- a. the new use would not have an unacceptable adverse impact on the amenities of surrounding uses; and,
- b. in the case of new industrial uses in Main Centre Outer Areas and new storage and distribution uses in Main Centres and Main Centre Outer Areas, it is achieved through the conversion of redundant buildings in accordance with Policies GP16(A) and GP16(B) of the Island Development Plan; and,
- c. in the case of new industrial uses the type of industry proposed can be located within the Main Centres and Main Centre Outer Areas without adverse impacts on the amenities of the surrounding uses; and,
- d. the type of industry would support the vitality and viability of the Main Centre.

Proposals to redevelop, alter or extend existing industrial or storage and distribution uses will be supported where they would not have an unacceptable adverse impact on the amenities of the surrounding uses.

Policy MC5(C): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Change of Use

Proposals for change of use from storage and distribution to industrial uses and vice versa will be supported where they would not have an unacceptable adverse impact on surrounding uses and would accord with all other relevant policies of the Island Development Plan.

Proposals for change of use away from industrial or storage and distribution uses to other uses, or for redevelopment for alternative uses, will generally be supported where:

- a. the alternative use contributes positively to the vitality and viability of the relevant Main Centre or Main Centre Outer Area; and,
- b. in the case of industrial or storage and distribution uses located along the inter-harbour route the proposals demonstrate that the existing property is no longer required for the authorised use, no longer meets user requirements due to its age and condition and is not capable of being upgraded to meet modern standards and it can be proven to have been actively and appropriately marketed unsuccessfully for 12 consecutive months.

7.3. Retail in Main Centres

7.3.1. The Strategic Land Use Plan provides direction through the spatial strategy with regard to the concentration of retail activity within the Main Centres in order to ensure retail plays its part in reinforcing their role as the Island's main locations for a mix of complementary activities, including shopping.

7.3.2. The Main Centre of St Peter Port supports a wide range of business activities and is the Island's primary retail centre. The concentrated resident and working population within and around the Main Centres support retail businesses which contribute positively to commercial mix and viability. Outside its Core Retail Area, Town has further retail areas that stretch south along the quays to South Esplanade, north to the Lower Pollet and inland to Vauvert.

7.3.3. There is a much lower level of retail provision and range of choice at the Bridge and this is generally clustered along the harbour frontage although some retail development continues eastward from the Bridge along the north and south sides of St Sampson's Harbour. Despite its small size, the Core Retail Area of the Bridge provides an important commodity to Islanders, particularly those living in the northern parishes.

7.3.4. In meeting the requirements of the Strategic Land Use Plan, retailing is divided into two broad categories: convenience and comparison. 'Comparison' retail is the selling of goods including clothing and footwear, furniture, furnishings and household equipment, which generally involves comparing similar goods before buying. By contrast, 'convenience' retail is the selling of, often essential, daily items such as fresh produce and food and drink. Within the Main Centres, both comparison and convenience retail will be supported in order to help sustain them as the Island's primary retail destinations and to maintain them as sustainable places to live and work. Accordingly the Island Development Plan supports the provision of new and the continuation of existing retail uses. However, it limits new comparison retail to within the Main Centres in order to safeguard their retail function and

to ensure these areas continue to be the predominant shopping areas within the Island and contain an adequate critical mass of units to enable the Main Centres to be regarded as destinations for comparison shopping.

7.3.5. Underlying this objective, the Island Development Plan has identified a consolidated Core Retail Area within each of the Main Centres where there is a general presumption in favour of retaining existing and encouraging new retail activities at ground floor level. The Island Development Plan also recognises the beneficial role played by the active use of the upper floors within the Core Retail Areas. The policies of the Island Development Plan therefore encourage these areas to be utilised for retail or other uses that will contribute to the vitality and viability of the Centre, including residential, office-related activity and some forms of appropriate industrial activity such as those connected with the creative industries.

7.3.6. Within the Core Retail Areas, change of use away from retail on ground floors will be resisted unless it is considered that the new use will be complementary to the vitality and viability of the Core Retail Areas.

7.3.7. Beyond the Core Retail Areas, but within the Main Centres, the Authority will support and encourage new retail development while also offering flexibility for existing retail uses to change to other uses where this supports the policy objective of ensuring the Main Centres are retained and enhanced as focal points for a range of uses that contribute positively to their vitality and viability.

7.3.8. The Strategic Land Use Plan identifies that land use policies should be developed that adopt a more flexible approach to retail activity within the fringe areas of the Main Centres, where the market can best determine future use whilst protecting key retail areas from dilution by non-retail activities.

7.3.9. Regeneration Areas have been identified within the Main Centres which will be expected to be developed to contribute positively towards reinforcing the vitality and viability of the retail offer through the provision of a mix of supporting uses such as employment activities, housing and modern retail facilities. Regeneration Areas are addressed by Policy MC11. The Island Development Plan also identifies Harbour Action Areas at both the Main Centres. These are areas that could permit significant levels of development, including retail. However, it will be important to ensure the level of retail development permitted within them does not adversely affect the vitality and viability of the Core Retail Areas. Harbour Action Areas are addressed by Policy MC10.

7.3.10. The Strategic Land Use Plan requires that the Island Development Plan makes provision for new large floor plate retail within the Main Centres, ensuring that Town remains the prime retail location. In this respect, the Regeneration Areas and the Harbour Action Areas will provide an opportunity to incorporate large floor plate retail units, should this be considered appropriate, where it does not adversely affect the vitality and viability of the Core Retail Areas.

7.3.11. Shopping habits have changed considerably over the past decade, not least through quick, easy and portable access to the Internet. Therefore, physically, shopping within a retail area has to offer more than providing the opportunity to purchase goods. Shopping is more pleasurable and efficient when shops are clustered together to allow comparison between similar goods, when access is quick and easy and when the pedestrian environment is safe and attractive. Shopping visits are likely to be longer and a greater level of trade will be conducted when there are places to stop for rest or refreshment, making shops more viable and able to provide a greater contribution to the local economy.

7.3.12. Retail activity predominantly takes place within the historic parts of the Main Centres and Core Retail Areas and there will be a tension between ensuring that retail is able to successfully operate from modern, fit for purpose accommodation while also protecting the valuable historic fabric of these areas. The Island Development Plan acknowledges that flexibility is needed and that the valid function of protecting the best elements of the historic built environment should be applied proportionately. Policies GP4: Conservation Areas, GP5: Protected Buildings, GP6: Protected Monuments and GP7: Archaeological Remains relate specifically to the historic environment.

7.3.13. In such circumstances, the Authority will be mindful of the fact that the success of the Main Centres will depend on a combination of protecting their character and appearance and allowing buildings to be modified to meet modern requirements and to ensure they are fit for purpose. Because the Island Development Plan regards the Main Centres as the Island's primary retail destinations and limits new comparison retail development to these areas the Island Development Plan equally has to provide the flexibility required in order to fulfil this policy objective.

7.3.14. The Island Development Plan seeks to ensure that other pressures on the retail function of the Main Centres, such as traffic and competing land uses, are also balanced in order to maintain and enhance their vitality and viability.

Policy MC6: Retail in Main Centres

Within the Main Centres, new convenience and comparison retail provision will be supported and encouraged. Proposals to extend, alter or redevelop existing retail premises will also be supported providing they accord with all other relevant policies of the Island Development Plan.

Within the Core Retail Areas, change of use away from retail at ground floor level will only be acceptable where the proposed new use will maintain and enhance the vitality and viability of the Core Retail Area.

Within the Core Retail Areas, change of use away from retail at upper floor level will generally be acceptable where the new use would contribute to the vitality and viability of the Core Retail Area.

Beyond the Core Retail Areas, change of use away from retail will be permitted where it supports the objective of ensuring the Main Centres remain attractive focal points for economic and social activity.

7.4. Retail in Main Centre Outer Areas

7.4.1. The Main Centre Outer Areas are indicated on the Proposals Map. These areas contain predominantly residential development, interspersed with scattered commercial uses, including some convenience retail.

7.4.2. In order to maintain and enhance the vitality of retail provision within the Main Centres and the Core Retail Areas retail provision around the Main Centres must be carefully managed. In this respect new comparison retail will be directed to the Main Centres and will not be supported within the Main Centre Outer Areas. The Authority will offer flexibility for existing retail uses to change to other uses providing the proposal accords with all other relevant policies of the Island Development Plan.

7.4.3. New convenience retail will be supported in the Main Centre Outer Areas as this will serve communities living within these predominantly residential areas. Works to existing premises will be supported where the outlet would primarily retain a convenience retail function.

7.4.4. Where comparison retail exists within the Main Centre Outer Areas, proposals to

extend and/or alter these outlets will be supported provided that the alterations are limited to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation.

Policy MC7: Retail in Main Centre Outer Areas

New convenience retail within the Main Centre Outer Areas, and proposals to extend, alter or redevelop existing convenience retail premises, will be supported where they accord with all the relevant policies of the Island Development Plan.

Proposals for the creation of new comparison retail outlets will not be supported.

Limited works to alter and/or extend existing comparison retail outlets will be supported provided that they are of a limited scale to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation.

Proposals to change use away from retail will be supported where it accords with all other relevant policies of the Island Development Plan.

7.5. Visitor Economy in Main Centres and Main Centre Outer Areas

7.5.1. The visitor economy underpins many essential services and facilities across the Island and offers local employment opportunities. The Island Development Plan policies will assist in maintaining and improving the quality of the Island environment which is, ultimately, its main visitor attraction.

7.5.2. Visitors to the Island have access to a range of attractions including informal facilities such as parks, Ruettes Tranquilles and cliff paths as well as access to Guernsey's heritage and cultural environment. Generally, however, places and facilities that are attractive to visitors are also enjoyed by local residents. Most facilities are equally accessible to local residents and are reliant on local support to maintain their viability.

7.5.3. The range of uses providing attractions and facilities, to visitors and locals alike, is extensive, including those which provide a predominantly retail, leisure or recreational experience or a combination of these uses. Although these services and facilities contribute to the visitor economy the Island Development Plan does not consider them to be exclusively or predominantly part of the visitor economy and therefore development will

be assessed against the relevant Island Development Plan Main Centres and Main Centre Outer Area policies according to the principal use of the proposal, site or premises.

7.5.4. Proposals for development which is ancillary and ordinarily incidental to the principal use of a site will be supported where it accords with the Main Centre and Main Centre Outer Area policies. Where Main Centre and Main Centre Outer Area policies would not support the proposal as a stand-alone use the Authority will need to be satisfied that any proposed development is ancillary and ordinarily incidental to the principal use and is not likely to result in an incremental change that would change the principal use. For this reason planning conditions may be attached to any permission granted to ensure the scale and nature of the development remains ancillary to the principal use.

7.6. Visitor Accommodation in Main Centres and Main Centre Outer Areas

7.6.1. For the purposes of this policy, visitor accommodation is taken to refer primarily to serviced accommodation such as hotels, guest accommodation and serviced apartments, non-serviced accommodation such as self-catering units and alternative accommodation such as hostels and group accommodation and includes ancillary and incidental facilities and staff accommodation associated with and located on the sites of such establishments. It does not include lodging houses. Visitor accommodation in Main Centres and Main Centre Outer Areas does not include camping because of its specific locational needs (refer to Policy OC8(B): Visitor Accommodation Outside of the Centres - Campsites).

7.6.2. Policy SLP7 of the Strategic Land Use Plan states that the Development Plans will seek to enable economically beneficial tourist-related development, especially where this improves quality and choice of facilities at all accommodation grades, whilst maintaining an adequate stock of visitor accommodation to support the future viability and growth of the industry.

7.6.3. Recent years have seen a decline in visitor numbers. Whilst the Visit Guernsey and Chamber of Commerce Tourism Group Strategic Plan 2014-2025 set targets for growth from 309,000 to 400,000 visitors to the Island per year by 2025, these were purely aspirational and would be dependent on a variety of factors, including the development of ports and airport infrastructures. The requirement for visitor accommodation should be seen in this context.

7.6.4. The prosperity of Guernsey's tourism economy in and around the Main Centres is

important for the vitality and viability of these areas and the support that it gives to many of the Island's essential services and facilities. Island Development Plan policies will support the development of visitor accommodation within the Main Centres and Main Centre Outer Areas and the enhancement of existing establishments. Opportunities exist within the Regeneration Areas and Harbour Action Areas (see Policies MC10: Harbour Action Areas and MC11: Regeneration Areas) for new visitor accommodation as part of mixed use developments.

7.6.5. The refurbishment, extension, alteration, upgrading and, in some cases, the redevelopment of existing visitor accommodation will continue to be necessary to enable appropriate standards to be maintained and to provide new facilities, but there will also be a need for innovation and flexibility in meeting new market expectations and opportunities. Support will generally be given to proposals to enhance the quality and marketability of existing visitor accommodation and to change the type of accommodation (i.e. between hotel, guest accommodation, self-catering and other similar visitor accommodation) where they accord with all relevant policies of the Island Development Plan to allow flexibility for businesses.

7.6.6. Conference facilities in hotel developments can make a significant contribution to the role of the Island as an international financial and business centre and will, therefore, be encouraged where appropriate in Main Centres and Main Centre Outer Areas.

7.6.7. Previously there has been a process of rationalisation of the Island's stock of visitor accommodation which has been successful in stimulating investment and establishing a sustainable level of accommodation. However, in order to ensure that the Island retains a sufficient level of accommodation to support the visitor economy, meet forecast demand and ensure a range of types of accommodation, there will be a need to resist the further loss of visitor accommodation establishments other than in exceptional circumstances or where operation of an establishment is not financially viable.

7.6.8. The Island Development Plan policies will, therefore, only support a change of use of visitor accommodation to another use where the applicant demonstrates that:

- it is not technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment; or,
- where it is technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation

(as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment :

- it is not financially viable to undertake the required works and return a reasonable operational profit; and,
- the establishment has been actively and appropriately marketed for sale and for lease for a period of 24 consecutive months and an appropriate offer has not been made.

7.6.9. A financially viable business is considered for the purposes of this policy to be one which would generate sufficient revenue to operate at a reasonable profit, taking into account the costs of refurbishment, alteration, extension or redevelopment works and normal industry operating costs.

7.6.10. An exception to this is small self-catering units or guest accommodation establishments that have been created within a dwelling, or within the curtilage of a dwelling, and where the entire site is capable of being converted back to a single dwelling. The Authority will support these proposals providing that they accord with all the other relevant policies of the Island Development Plan. The intention of this policy is to prevent operators of small visitor accommodation businesses from having to leave their home when the business ceases to operate.

7.6.11. Guidance will be produced and made available as Supplementary Planning Guidance to explain the information that should be submitted in support of an application to change the use of visitor accommodation to a non-visitor accommodation use. The responsibility will lie with the applicant to demonstrate that it is not possible to operate a visitor accommodation use on the site. The Authority will take into account any relevant States of Guernsey strategy relating to visitor accommodation when determining a planning application in relation to such accommodation.

Policy MC8: Visitor Accommodation in Main Centres and Main Centre Outer Areas

Proposals for new visitor accommodation, or to extend, alter or redevelop existing visitor accommodation establishments, or to change the use of an existing visitor accommodation establishment either way between the different categories of visitor/guest accommodation, or to create a combination of those uses, in Main Centres or Main Centre Outer Areas, will be supported where they accord with all the relevant policies of the Island Development Plan.

The change of use or redevelopment of existing visitor accommodation to a non-visitor accommodation use in a Main Centre or Main Centre Outer Area will only be supported where the applicant demonstrates that:

- a. it is not technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment; or,
- b. where it is technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment:
 - i. it is not financially viable to undertake the required works and return a reasonable operational profit; and,
 - ii. the establishment has been actively and appropriately marketed for sale and for lease for a period of 24 consecutive months and an appropriate offer has not been made.

The change of use or redevelopment of existing visitor accommodation to a non-visitor accommodation use in a Main Centre or Main Centre Outer Area will be supported where the establishment comprises a single dwelling house with less than 3 self-catering units attached to it or located within its domestic curtilage or a guest accommodation establishment of less than 6 bedspaces that also comprises a single dwelling house where this will revert to a single dwelling house and the proposal is in accordance with all other relevant policies of the Island Development Plan.

8. Spending Leisure Time in and around Main Centres

8.1. Leisure and Recreation in Main Centres and Main Centre Outer Areas

8.1.1. The Leisure and Recreation policy refers to different categories of leisure and recreation facilities. It is therefore important to define what is meant by each category. It is necessary to categorise the uses in this way as the policy approach takes into account the different functions and impacts of each use.

8.1.2. There are four categories of Leisure and Recreation uses in and around Main Centres:

1. Formal Leisure – includes cinemas, museums, formal events/performance spaces, theatres, conference facilities, casinos;
2. Indoor Formal Recreation – includes leisure centres, sports halls (specific or multi-functional), swimming pools, indoor equestrian centres, gymnasiums, indoor bowls;
3. Outdoor Formal Recreation includes – sports pitches, outdoor activity centres, equestrian related activities, motor sports, La Vallette bathing pools, outdoor bowls, rifle ranges, play areas. This category includes outdoor facilities provided at: Beau Sejour and Delancey Park;
4. Informal Leisure and Recreation – includes civic spaces and informal event spaces, nature walks, woodlands, paths, parks and formal gardens, allotments, development ancillary to beaches and the coast.

8.1.3. This list is not exhaustive and any proposal that is not included will be considered on its merits taking into account the functionality of the proposed development and the impact it may have on the locality.

8.1.4. The Island's leisure and recreation facilities are wide ranging. The Strategic Land Use Plan highlights the importance of leisure and recreation facilities to the quality of life of Islanders. Such facilities support sustainable communities and provide economic, cultural, educational and health benefits. The Island Development Plan therefore seeks to protect these facilities and allows for new facilities in appropriate locations and enhancement of existing facilities where necessary to meet changing needs and expectations of the Island community and visitors. The dual use of premises to provide leisure and recreation facilities is encouraged.

8.1.5. It is an objective of the Strategic Land Use Plan to provide a wide range of leisure opportunities and it requires the Island Development Plan to support projects that allow the Main Centres, including the harbours, to be maintained and developed positively as attractive places to spend leisure time. The Island Development Plan policies aim to concentrate leisure and recreation facilities in the Main Centres so that they can contribute to a vibrant mix of uses and support the viability of the day and night time economies of the Centres. Support will therefore be given to proposals to develop new leisure and recreation uses in the Main Centres or to enhance existing facilities.

8.1.6. There will be new opportunities to provide leisure uses in the Harbour Action Areas and Regeneration Areas (see Policy MC10: Harbour Action Areas and Policy MC11: Regeneration Areas) as part of mixed use developments that build on the existing strengths of those areas as destinations to spend leisure time in the Main Centres.

8.1.7. In the Main Centre Outer Areas the Island Development Plan supports the extension, alteration and redevelopment of existing facilities where this accords with all other relevant policies of the Island Development Plan but limits the potential for new formal leisure and new indoor formal recreation uses that would be more appropriately located in Main Centres as highly accessible locations where such developments would contribute to vitality. The policy will ensure that all potential opportunities for locating new formal leisure and indoor formal recreation development within the Main Centres have been considered prior to considering the location of these uses within the Main Centre Outer Areas.

8.1.8. A change of use away from leisure or recreation use is possible where it can be demonstrated that adequate replacement provision is made or that there is no longer a need for the facility and that there would be no unacceptable impacts on the vitality of the Main Centre. Guidance on how to demonstrate re-provision of a facility and how to demonstrate that a facility is no longer required will be provided by the Authority.

Policy MC9(A): Leisure and Recreation in Main Centres and Main Centre Outer Areas - New, and Extension, Alteration or Redevelopment of Existing Uses

In Main Centres, new leisure or recreation developments, or extension, alteration or redevelopment of existing provision, will be supported.

In Main Centre Outer Areas new Formal Leisure or Indoor Formal Recreation developments will only be supported where:

- a. there is a specific operational or locational requirement that prevents the use of a site within a Main Centre; or,**
- b. there is no site that is suitable and available within a Main Centre.**

In Main Centre Outer Areas, proposals to extend, alter or redevelop existing facilities for Formal Leisure or Indoor Formal Recreation will be supported.

In Main Centre Outer Areas, new facilities for Outdoor Formal Recreation or Informal

Leisure and Recreation, or facilities to support existing provision, will be supported provided that any built development is ancillary to the leisure or recreation use and kept to a scale consistent with the requirements of the leisure or recreational activity.

In all cases and areas proposals must also accord with all the relevant policies of the Island Development Plan.

Policy MC9(B): Leisure and Recreation in Main Centres and Main Centre Outer Areas - Change of Use

The change of use of existing leisure or recreation facilities to other uses will be supported where it is demonstrated that:

- a. the existing facility will be adequately replaced on an appropriate site in a Main Centre or Main Centre Outer Area in accordance with the requirements of Policy MC9(A) or that it is no longer required; and,
- b. the proposal would have no unacceptable impact on the vitality of the Main Centres.

In all cases and areas proposals must also accord with all the relevant policies of the Island Development Plan.

9. Identified Development Opportunity Areas

9.1. Introduction

9.1.1. The Strategic Land Use Plan recognises the role of Main Centres as focal points for economic development, community, leisure and commercial activity and that opportunities exist within these areas to meet the Island's strategic needs whilst enabling private sector investment in development so that it can be harnessed for the greater good of the community.

9.1.2. The Island Development Plan has identified areas within the Main Centres, which are shown on the Proposals Map, which have significant potential for enhancement and change and where a co-ordinated approach to development can bring together opportunities to promote positive outcomes through development. These areas can deliver

key infrastructure and reinforce and protect cultural and local heritage whilst securing economic, social and environmental enhancements which will ensure the continued vitality and viability of the Main Centres.

9.1.3. Although opportunities for positive development exist throughout the Main Centres, these defined areas, particularly, have the potential for the co-ordinated delivery of multiple States objectives through the preparation of Local Planning Briefs and Development Frameworks which will inform and influence planning decisions as well as public and private sector thinking whilst enabling the private sector to identify appropriate opportunities for investment and working in partnership with the States of Guernsey. Local Planning Briefs and Development Frameworks are explained in Annex III: Development Frameworks and Local Planning Briefs.

9.2. Harbour Action Areas

9.2.1. The Proposals Map indicates the St Peter Port Harbour Action Area and the St Sampson's Harbour Action Area. In these Harbour Action Areas a co-ordinated approach to the planning of mixed use development, to look at opportunities beyond the purely functional requirements of the ports, has the potential to secure significant inward investment which will enhance and promote wider social, economic and environmental objectives. These areas have significant potential for commercial development and expansion, development and support of the visitor economy, leisure, recreation and cultural opportunities, the improvement of the appearance and accessibility of public places and the enhancement and reinforcement of the historic setting of the harbours. It is important that the harbour areas are not considered in isolation and that the importance of the interaction and interplay of the harbours with the Regeneration Areas and the wider Main Centres of Town and the Bridge is recognised in proposals for the Harbour Action Areas.

9.2.2. The principal aim of the Harbour Action Areas is to make the most of two of the Island's strongest natural assets, providing for the safe functioning of the commercial ports to modern standards whilst drawing in economic contributions which in turn will secure improved infrastructure, commercial, leisure and recreation opportunities, enhancing the environment and reducing the negative impacts of traffic.

9.2.3. St Peter Port Harbour is one of Guernsey's most striking assets. It is an historic gateway to the Island and today is an active commercial port, marina, fishing port, gateway to neighbouring islands and visitor attraction, in particular Castle Cornet. The harbour is an important hub for leisure, international tourism and the local community.

9.2.4. There are a number of issues and opportunities at St Peter Port Harbour. The harbour suffers from an overlap of very conflicting uses, in terms of freight, passenger and vehicle movements, commercial and industrial activity and leisure and recreational uses within a constricted area. Reconfiguration of the harbour can address these issues whilst offering the opportunity to release land for redevelopment and to attract investment.

9.2.5. There is a need to ensure that the operational and functional requirements of the port are met and that development is embraced in a positive way, conserving and enhancing the area's historic character and safeguarding marine related uses on key waterfront sites. A co-ordinated approach for St Peter Port Harbour can identify areas for commercial development and expansion, residential development and areas attractively situated for leisure uses such as restaurants, bars, public open spaces and appropriate retail and visitor development, further marine-based leisure development, cultural opportunities and more productive use of areas currently used for parking. A Local Planning Brief for the St Peter Port Harbour Action Area will include assessment of and address the risk of flooding in the St Peter Port Harbour area, taking forward the recommendations of the Guernsey Coastal Defence Flood Studies and approved strategy, 2013 (Billet d'État XV, July 2013) and subsequent approved actions.

9.2.6. The roads around St Peter Port Harbour are heavily trafficked and create a barrier to movement between the harbour and the central area of Town as well as reducing the quality of the environment along the waterfront. The Local Planning Brief will assess the potential to unify the town and its harbour balancing the operational needs of the harbour and delivery of the States of Guernsey Integrated Transport Strategy and Action Plan for Guernsey (Minority Report), 2014.

9.2.7. St Sampson's Harbour has developed as an industrial port. There is a strong concentration of industrial premises around the harbour and the port is used for the import of liquid fuel, and bulk aggregate. There are other maritime uses in the harbour including boat repair and mooring of leisure craft. A number of buildings of architectural quality remain around the harbour however the historic townscape has been eroded by industrial development and heavy traffic.

9.2.8. A co-ordinated approach for St Sampson's Harbour can identify areas required for the operational and functional requirements of the port, for commercial development and expansion and the constraints which may exist due to hazardous installations. It can also identify appropriate areas for residential development, areas attractively situated for leisure and recreation uses, opportunities for improvements to public open spaces and enhancement of the waterfront by addressing the negative impacts of traffic and potential

for an improved pedestrian and cycling experience, in accordance with the States of Guernsey Integrated Transport Strategy and Action Plan for Guernsey (Minority Report), 2014. A co-ordinated approach can identify opportunities for appropriate retail and visitor development, further marine-based leisure development and cultural opportunities. A Local Planning Brief will address the risk of flooding in the Bridge area, taking forward the recommendations of the Guernsey Coastal Defence Flood Studies and approved strategy, 2013 (Billet d'État XV, July 2013) and subsequent approved actions.

9.2.9. Evidence has indicated that the Island is likely to need less industrial, storage and distribution space between 2015 and 2025 and consideration will need to be given to the implications of this for the level of provision of industrial and storage premises within the St Sampson's Harbour area both in terms of the future use of buildings and the performance of existing property assets.

9.2.10. St Sampson's Harbour is key to much of the Island's infrastructure requirements and a Local Planning Brief may explore the positive opportunities of consolidating some uses including to the south of the existing harbour (Longue Hougue), incorporating infrastructure and development associated with the import, storage and distribution of fuel; waste processing and transfer and export of recovered materials, etc. and provision of facilities to support marine renewables, if appropriate.

9.2.11. Development of the Harbour Action Areas will be outcome focused and, although still required to accord with the Strategic Land Use Plan and the Principal Aim and Spatial Policy of the Island Development Plan and be consistent with the relevant Plan Objectives of the Island Development Plan, the Authority will, when balancing the economic, social and environmental impacts of proposed development, be influenced by the need to meet the strategic objectives of the States of Guernsey, as set out in the Strategic Land Use Plan, at that particular time.

9.2.12. In order to maximise the positive potential of the Harbour Action Areas to deliver the economic, social and environmental objectives of the States of Guernsey through co-ordinated development, and in order to facilitate the balancing of what could be significant competing issues with the potential to deliver significant strategic development which has not been identified at the time of writing the Island Development Plan, the development of the Harbour Action Areas will be delivered through a Local Planning Brief for each area. Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs. A Local Planning Brief is subject to a very similar procedure as the Island Development Plan so the Authority must consult with relevant States' Committees and stakeholders and it will be subject to public consultation, consideration by an independent

planning inspector through a public inquiry and final adoption by the States of Guernsey before coming into effect. Thereafter, proposals for development or redevelopment within the Harbour Action Areas will be supported where they are in accordance with the relevant approved Local Planning Brief.

9.2.13. Until such time as a Local Planning Brief is formally approved, or where a proposed development is of a minor or inconsequential nature such that it will not prejudice the outcome of the Local Planning Brief process or inhibit the implementation of an approved Local Planning Brief, proposals will be supported where they accord with the other relevant policies of the Island Development Plan.

Policy MC10: Harbour Action Areas

Detailed strategies for the development of the St Peter Port Harbour Action Area and the St Sampson's Harbour Action Area will be provided in a Local Planning Brief for each area when approved by the States of Guernsey.

Proposals for development or redevelopment within a Harbour Action Area will be supported where they are in accordance with the Principal Aim of the Island Development Plan and the relevant Local Planning Brief for the area and are consistent with the Plan Objectives.

Where there is not an approved Local Planning Brief for the Harbour Action Area, or where a proposed development is of a minor or inconsequential nature, proposals will be supported providing that the development:

- a. would not prejudice the outcomes of the Local Planning Brief process; or,**
- b. would not inhibit the implementation of an approved Local Planning Brief; and,**
- c. in all cases accords with all other relevant policies of the Island Development Plan.**

9.3. Regeneration Areas

9.3.1. The Proposals Map identifies four Regeneration Areas. The Regeneration Areas are:

- Lower Pollet, St Peter Port
- South Esplanade and Mignot Plateau, St Peter Port
- Mansell Street/Le Bordage, St Peter Port
- Leale's Yard, St Sampson & Vale

9.3.2. The Regeneration Areas are identified areas where a co-ordinated and flexible approach to planning of mixed use development can achieve the economic and social strategic objectives of the States of Guernsey, as set out in the Strategic Land Use Plan, whilst presenting the opportunity for significant new sustainable place making, attracting inward investment and making improvements to and enhancement of the public realm and historic environment, all of which will sustain the vitality of the Main Centres and ensure that they remain attractive places in which to live, shop, work and spend leisure time.

9.3.3. The Regeneration Areas have been identified as areas where a co-ordinated, focused and positive approach to development could attract inward investment in the Main Centres and is most likely to provide economic, social and environmental improvements for the benefit of the community. These areas include some buildings that undoubtedly contribute in a very positive way to the historic setting of the Main Centres and which will be expected to be retained. However, within these areas very careful consideration will be given, when assessing proposals for development, to balancing the value of the proposed development in terms of its ability to achieve the economic and social objectives of the States of Guernsey, as set out in the Strategic Land Use Plan, and its contribution to enhancing the vitality of the Main Centre, explained in the introduction to the Main Centres, with other environmental considerations including the conservation of buildings. Within these areas there will be potential to change the fabric of buildings and the urban form where this would not have an adverse effect on the special interest of the wider historic setting.

9.3.4. Development of, and within, the Regeneration Areas will be required to accord with all the relevant policies of the Island Development Plan but will also be guided by a Development Framework setting out the issues and opportunities for each area and giving practical guidance to developers and others as to how the area can be developed beneficially in accordance with the policies of the Island Development Plan. Development Frameworks will ensure that schemes are well planned from the outset in accordance with guidance provided by the Authority. This will also ensure the public have the opportunity to study and comment on development proposals before being formally submitted as a planning application. Development Frameworks are explained in Annex III: Development Frameworks and Local Planning Briefs. Each Regeneration Area has a particular character and range of issues and opportunities. Area visions for each area, setting out the envisaged opportunities in each case can be found in Annex IV: Regeneration Areas.

9.3.5. Development Frameworks will be the responsibility of the Authority and will be subject to public consultation prior to approval. Once approved, the Development Framework for a Regeneration Area will be Supplementary Planning Guidance which will

be taken into account when considering development proposals in these areas. Where a Development Framework has been approved for a site proposals will be expected to accord with it. There can be more than one Development Framework for a site. Proposals which accord with the policies of the Island Development Plan and an approved Development Framework will be supported.

9.3.6. Until such time as a Regeneration Area has an approved Development Framework, or where a proposed development is of a minor or inconsequential nature such that it is unlikely to prejudice the outcome of the Development Framework process or inhibit the implementation of an approved Development Framework, proposals will be supported where they accord with the other relevant policies of the Island Development Plan.

Policy MC11: Regeneration Areas

In all cases, development of or within a Regeneration Area must accord with all the relevant policies of the Island Development Plan.

Where a Development Framework for a Regeneration Area has been approved this will be taken into account in assessing development proposals in the area. Proposals which are in accordance with an approved Development Framework will be supported.

Where there is not an approved Development Framework for the Regeneration Area, or where a proposed development is of a minor or inconsequential nature, proposals will be supported providing that the development:

- a. would not prejudice the outcomes of the Development Framework process; or,**
- b. would not inhibit the implementation of an approved Development Framework;**
- and,**
- c. in all cases accords with all relevant policies of the Island Development Plan.**

10. Local Centre Policies

10.1. Introduction

10.1.1. The spatial strategy for the distribution of new development within the Island, as set out within the Strategic Land Use Plan is:

“Development concentrated within and around the edges of the urban centres of St Peter Port and St Sampson/Vale with some limited development within and around the edges of the other main parish or local centres to enable community growth and the reinforcement of sustainable centres”.

10.1.2. The concept of identifying Local Centres is based on the requirement identified by the States to enable a limited amount of development and growth to occur beyond the Main Centres. In accordance with the requirements of the Strategic Land Use Plan, this development should be focused within existing settlements where there are already shops and services supporting the resident population. Through limited growth within these areas the existing services will be supported and the viability of maintaining and establishing new support services will improve. While Guernsey does not, traditionally, have a very strong pattern of settlement areas beyond Town and the Bridge, there are areas which do have a sense of place and contain more than just residential development. In this respect the Island Development Plan has identified a number of Local Centres which are based on an assessment of services and facilities that contribute to the area’s ability to meet social, economic and environmental needs in a sustainable way. The Local Centres can be found on the Proposals Map and are located at:

- St Martin;
- Cobo;
- St Pierre du Bois;
- L’Islet;
- Forest;
- Forest West;
- L’Aumone.

10.1.3. In accordance with the Strategic Land Use Plan, these have been identified through an assessment of ‘sustainability indicators’. The Authority considers a sustainable

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Local Centre has a clear and identifiable mix of uses. It is considered that a general convenience store selling fresh food and produce is a necessary element for a Local Centre. Sustainability indicators include:

- a general convenience store selling fresh produce;
- a doctor's surgery;
- a primary school/pre-school;
- a bank or cash point;
- an amenity area;
- community facilities;
- leisure and recreation facilities;
- a post office;
- a bus service;
- employment.

10.1.4. The Island Development Plan recognises the role of Local Centres as community focal points with the potential to provide local development opportunities of an appropriate scale to support the role of the Local Centres as socially inclusive and diverse communities and neighbourhoods.

10.1.5. Not all of the Local Centres are of the same scale or contain the same requirements for change. Therefore, opportunities for new development within all of the Local Centres will be limited but will also be determined by the current scale and function of each Local Centre to ensure that new development is of an appropriate scale for the locality and appropriately scaled to ensure it complements the Local Centres' existing roles and supports them as socially inclusive, healthy and sustainable communities. The scale of each of the existing Local Centres will be taken into account when considering proposals, including the cumulative impact that a development, together with other such existing or proposed development, would have in terms of either unacceptably reducing the level of provision or over-providing a particular use within each of the Local Centres. Measures exist within the Island Development Plan to ensure development within the Local Centres does not result in any of them affecting the vitality and viability of the Main Centres. Regular monitoring will assess the level of provision of facilities within the Local Centres to ensure policies are used appropriately to maintain the appropriate level, range and balance of uses.

10.1.6. The Island Development Plan does make provision for the potential to demolish buildings and redevelop previously developed land to make the most effective and efficient use of it and to encourage the development of brownfield over greenfield sites, but again, development proposals will be subject to control over the scale of the resultant development.

10.1.7. It is not the intention to develop every piece of land within the Local Centres and the Island Development Plan identifies Important Open Land within them that provides breathing space and contributes positively to the particular character of the Local Centre. These areas will generally be protected from built forms of development.

10.1.8. Unlike the Main Centres, the Island Development Plan does not identify an outer area to the Local Centres. Owing to the limited scale of development envisaged within these areas, any extension of development beyond the Local Centre boundaries will be exceptional, although provision is made for the necessary extension of established uses and the development of outdoor formal recreation and informal leisure and recreation facilities (see Policies LC7(A): Leisure and Recreation in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses, and LC7(B): Leisure and Recreation in Local Centres - Change of Use).

10.1.9. This section of the Island Development Plan is structured around the three main topics of living, working and spending leisure time. With regard to residential development, the Island Development Plan makes provision for new housing within the Local Centres through the development of 'windfall sites' that satisfy all of the relevant policies of the Island Development Plan and through the conversion of existing buildings and subdivision of existing housing.

10.1.10. The Local Centres provide for the continuation and growth of employment activity that offer opportunities for work close to residential areas. In this respect, proposals for new office, industry and storage and distribution development will be supported where they are of a scale consistent with the Local Centre concerned.

10.1.11. With the objective of ensuring the Local Centres contain the right shops and support services, the Island Development Plan makes limited provision for new convenience retail development. However, in order to ensure the Main Centres remain the focal points for comparison shopping, and to maintain and enhance their vitality and viability, new comparison retail will not be supported within the Local Centres.

10.1.12. Access to a range of community facilities is an important aspect of quality of life

and fundamental to supporting the sustainability of Local Centres. The Island Development Plan seeks to ensure such facilities that exist within them are protected and provides for new community-related development that may be required.

10.1.13. The provision of good quality and accessible public open spaces and other leisure facilities enable healthy and active lifestyles to be maintained and complement the importance of visual access to open space. While the level of provision of leisure and recreation facilities across the Island is already good, the Local Centre policies do enable the development of new facilities in appropriate locations that will serve the local population.

10.1.14. The visitor accommodation sector has, over recent years, been contracting with consolidation on fewer, more viable, sites. It is envisaged that new visitor accommodation development is most likely to take place within the Main Centres where provision for this has been made within the Island Development Plan. However, there is still provision for new visitor accommodation development within the Local Centres to come forward if needed through re-use of an existing building or conversion of a redundant building. Policies also exist in the Island Development Plan to enable existing establishments to upgrade and expand, where appropriate.

11. Important Open Land in Local Centres

11.1. Important Open Land in Local Centres

11.1.1. The Strategic Land Use Plan states that the quality of Guernsey's natural environment is important, not simply for its inherent value but for its contribution to quality of life and social well-being and to the Island's economy. The Strategic Land Use Plan highlights the particular importance of the small scale, intricate landscape and that coastal landscapes, open common, managed fields, valleys and escarpments are important landscape features. The landscape character areas of Guernsey are described in Annex V: Landscape Character (also see Policy GP1: Landscape Character and Open Land). There are also areas of land, of varying character and quality, which are important because of their openness, providing important gaps in development and offering relief from otherwise developed areas.

11.1.2. Within some of the Local Centres there are areas of open land that provide visual or recreational amenity and provide breathing space within the built environment, in some cases offering views across undeveloped land. These are important to prevent the potential wholesale development of Local Centres, helping to ensure that development is

proportionate and appropriate to the scale of the Centre concerned whilst preventing the loss of important open spaces within them and the erosion of their distinctive character and amenity. They also have the function of ensuring brownfield sites in Local Centres are targeted for development ahead of these arguably easier to develop open areas. The areas of Important Open Land are shown on the Proposals Map.

11.1.3. The special qualities of these areas need to be protected from insensitive or inappropriate development that could detract from their value and the amenity that they provide. In order to preserve the open character of these areas new development will only be supported where there is no significant adverse impact on the openness, visual quality or landscape character of the Important Open Land. This could enable the development of outdoor formal recreation or informal leisure and recreation-related development, where the requirement for built ancillary development is limited and impacts on the openness, visual quality or landscape character of the area are minimal (refer to the Glossary for explanation of recreation and leisure uses). Works to existing development in these areas, including conversion and subdivision of buildings, or ancillary development associated with established uses, will be supported where the development, and any ancillary development associated with it, does not have any significant adverse impacts on the openness, visual quality or landscape character of the area. Householders will have flexibility in planning for extensions and other forms of domestic development within residential curtilages provided that the requirements of the policy are met. For the avoidance of doubt, the replacement of an existing dwelling on a one for one basis is not considered new housing and will be considered under Policy GP13: Householder Development.

11.1.4. The Important Open Land designations are broadly drawn and include land of varying quality but all offer relief from otherwise developed areas and, within Local Centres particularly, contribute to their distinctive characters. The current condition of land may affect its landscape character and amenity significance within Local Centres but land that is currently in an unmanaged or degraded state can still provide an important gap in development. In some cases, the land may have the potential to be enhanced in order to restore the integrity and visual continuity of the underlying landscape and this is encouraged. The intention is to protect and enhance the openness, landscape character and visual quality of these areas.

Policy LC1: Important Open Land in Local Centres

Within areas identified as Important Open Land, development will only be supported where:

- a. it relates to new outdoor formal recreation or informal leisure and recreation; or,
- b. it relates to the rebuilding, extension or alteration of existing buildings or structures; and,
- c. in all cases, the resultant development would not have a significant adverse impact on the open character, visual quality or landscape character of the Important Open Land.

12. Living in Local Centres

12.1. Housing in Local Centres

12.1.1. The provision of new housing can create opportunities to help strengthen and build sustainable communities however this needs to be balanced with the potential impact housing development can have on the character of the Island. Housing development includes new-build housing, change of use to housing from other uses and creation of new units through the conversion and subdivision of existing buildings.

12.1.2. The Strategic Land Use Plan requires the Island Development Plan to provide limited opportunities for housing development in Local Centres to enable community growth and to reinforce them as sustainable centres but requires that the scale of such development does not undermine the aims and objectives for the Main Centres.

12.1.3. The provision of a limited amount of housing development in Local Centres will reinforce them as socially inclusive and sustainable communities. Housing development in Local Centres will be of a scale that does not undermine the Spatial Policy of the Island Development Plan, is appropriate to, and complements the scale, setting and character of the Local Centre concerned and is compatible with the level of existing and planned services and facilities available in that Centre. This approach will enable the Local Centres to be maintained and enhanced as attractive and sustainable places to live by encouraging residential accommodation close to services, employment, leisure opportunities, public transport links and walking and cycling networks.

12.1.4. The extension and alteration of existing specialised housing⁽⁵⁾ facilities will be supported in Local Centres. Where existing specialised housing facilities are proposed to be extended and where this would require extension onto land adjacent to the existing facility but outside of the Local Centre boundaries, such proposals will be supported providing that

5 Specialised housing is housing units with care provided to residents such as extra care accommodation, nursing and residential homes and other accommodation for people in need of care. Generally, care staff operate on-site and residents tend to live in single room accommodation.

they accord with the other policies in the Island Development Plan.

12.1.5. Within Local Centres, Development Frameworks will be required for proposals of five or more new dwellings, for sites of over 0.125 hectares (0.75 vergées), and for proposals exceeding 1,000 square metres of gross floor area. The threshold for the requirement to produce a Development Framework for developments is lower than in Main Centres and Main Centre Outer Areas due to the smaller scale of the Local Centre settlements, reflecting more appropriately the impact that schemes of this size could have on them. However, the content of the Development Framework should be proportionate to the likely impact of the proposal. This will ensure that housing development schemes are well planned from the outset with the most effective and efficient use of land in accordance with guidance provided by the Authority. This will also ensure the public has the opportunity to study and comment on development proposals before they are formally submitted as a planning application. Where a Development Framework has been approved for a site, it will be taken into account when considering proposals and development proposals will be expected to accord with it. There may be more than one Development Framework approved for a site. Development Frameworks and Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs.

12.1.6. In order to ensure that appropriate environmental management practises are followed during the demolition and construction phase of projects for five or more dwellings or of a minimum of 1,000 square metres of floor area, in accordance with the policies of the Island Development Plan relating to those proposals, a Waste Management Plan will be required to be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site, and how residual waste will be dealt with. Where development requires a Development Framework, that framework should address issues of waste management and disposal including demolished and excavated material.

12.1.7. The Strategic Land Use Plan seeks to ensure that provision is effectively made to meet the annual requirement for the creation of new homes and for this to be of an appropriate mix of tenures, housing sizes and types. Therefore, where housing proposals can accommodate a variety of dwellings, it will normally be expected that the mix and type of dwelling is reflective of the demographic profile of households requiring housing. In establishing this requirement the Authority will take into consideration the information produced by other States' Committees relating to this issue, such as the most recent Housing Needs Study or any subsequent amended or revised document produced by Housing, the Committee *for the* Environment & Infrastructure, the Housing waiting lists held by the Committee *for* Employment & Social Security or any relevant direction by the

States of Guernsey. However, it is acknowledged that in some circumstances there may be important economic or social reasons to provide a particular type of dwelling.

12.1.8. All proposals for housing development resulting in a net increase of twenty or more dwellings will be required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.

12.1.9. Residential development within Local Centres will be expected to make the most effective and efficient use of land whilst respecting the character of the Local Centre concerned.

12.1.10. For the avoidance of doubt, the replacement of an existing dwelling on a one for one basis is not considered new housing and will be considered under Policy GP13: Householder Development.

Policy LC2: Housing in Local Centres

Proposals for housing development within Local Centres will be supported providing that:

- a. each proposal is of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned and will not negatively affect the vitality and viability of the Main Centres or otherwise undermine the Spatial Policy; and,**
- b. where able to accommodate a variety of dwellings the proposal provides an appropriate mix and type of dwellings; and,**
- c. where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings; and,**
- d. in all cases the proposed development accords with other relevant policies of the Island Development Plan.**

A Development Framework will be required for proposals of 5 or more new dwellings, for sites of over 0.125 hectares (0.75 vergées), and for proposals exceeding 1,000 square metres of gross floor area. An approved Development Framework will be taken into account when considering proposals for the site to which it relates.

All proposals for housing development resulting in a net increase of 20 or more dwellings will be required to provide a proportion of affordable housing in accordance

with Policy GP11: Affordable Housing.

Development of 5 or more dwellings or of a minimum of 1,000 square metres of floor area will require a Waste Management Plan to be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with.

Existing specialised housing sites located within Local Centres will be permitted to extend the existing use on to land adjoining the site where this extends beyond the Local Centre boundary, providing that proposals accord with all other relevant policies of the Island Development Plan.

12.2. Social and Community Facilities in Local Centres

12.2.1. There is a wide range of social and community facilities on the Island related to health, education and community services. Social and community uses include medical centres, the hospital, surgeries and clinics, churches, community centres, clubs, public meeting rooms, premises relating to the provision of emergency services, schools, pre-schools and crèches.

12.2.2. The Strategic Land Use Plan recognises that the provision of adequate social and community facilities is fundamental to supporting sustainable Local Centres, ensuring that they are attractive and desirable places to live for a broad spectrum of society, where residents and those working in and around the Local Centres are close to a range of social and community facilities. The Strategic Land Use Plan sets out that Local Centres should have the services and facilities that contribute to an area's ability to meet local social, economic and environmental needs and that access to adequate community and social facilities is fundamental to supporting sustainable Local Centres allowing them scope to adapt and expand to meet the needs of the community. However the Strategic Land Use Plan also states that limited new development can occur within Local Centres and that such development must be appropriate to the specific location and enable community growth and the reinforcement of sustainable centres.

12.2.3. Therefore, the Island Development Plan does not intend that substantial new social and community development will take place within Local Centres. Where the provision of social and community facilities is of a scale to meet the requirements of the

wider Island population it should be located within the Main Centres or Main Centre Outer Areas to accord with the Spatial Policy (see Policy S1: Spatial Policy and Policy MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas).

12.2.4. The Island Development Plan makes provision for an adequate level and range of social and community facilities to be provided by, primarily, supporting and enhancing existing social and community developments in order to ensure that the scale of development is appropriate for the Local Centre concerned and that the most effective and efficient use is made of existing sites in Local Centres. In this respect the dual use of sites in social and community uses is encouraged. There is general support for retaining social and community facilities and protecting, enhancing, adapting and making best use of existing sites within Local Centres.

12.2.5. The Island Development Plan makes provision for the development of limited new social and community uses where it is demonstrated that an existing site or premises in social or community use within the Local Centre concerned is not available and more suitable to accommodate the particular proposal. The Authority seeks to encourage the dual or shared use of sites, where feasible. This is to support the most effective and efficient use of land, to ensure the best use is made of existing sites, and to encourage synergies between related uses. The Authority will however take a flexible approach in each case as it is acknowledged that there is a wide variety of types of social and community uses, which may be in different ownerships or under different management and operational arrangements, or which may operate more successfully as a standalone facility. In assessing proposals, regard will be had to the service and operational requirements of the relevant service providers and the appropriateness of the scale of development for the particular Local Centre.

12.2.6. Within Local Centres, the change of use of existing social and community facilities to other uses will be supported where the applicant demonstrates that the facility is no longer required and that an adequate supply of sites for social and community uses would be available in the Local Centre concerned.

12.2.7. In assessing proposals that relate to the change of use of social and community facilities regard will be had to any relevant States strategy. Guidance on how to demonstrate re-provision of a facility and how to demonstrate that a facility is no longer required will be provided by the Authority.

Policy LC3(A): Social and Community Facilities in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

Within Local Centres, proposals for the development of new social and community facilities will be supported where it has been demonstrated that:

- a. existing sites in social and community use within a Local Centre are not available that can accommodate the particular proposal, including the dual use of premises; and,**
- b. the scale of the new use is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned; and,**
- c. the proposals are not of a scale or cumulative impact that, with other such existing or proposed development, would undermine the vitality of the Main Centres; and,**
- d. the proposals accord with all other relevant policies of the Island Development Plan.**

Proposals for the extension, alteration or redevelopment of existing social and community facilities will be generally supported where the proposal is of a scale that is appropriate to the Local Centre concerned and will not negatively affect the vitality and viability of the Main Centres and where proposals accord with all other relevant policies of the Island Development Plan.

Policy LC3(B): Social and Community Facilities in Local Centres - Change of Use

The change of use of existing social and community facilities to other uses will be supported where it is demonstrated that:

- a. the existing service or facility can be adequately replaced on an appropriate site within the Local Centre concerned or that it is no longer required; and,**
- b. the proposal would have no unacceptable impact on the vitality of a Local Centre.**

13. Working in Local Centres

13.1. Offices, Industry and Storage and Distribution in Local Centres

13.1.1. The Strategic Land Use Plan directs the Island Development Plan to provide limited opportunities for employment development in Local Centres to contribute to their range of services and facilities and reinforce them as sustainable centres.

13.1.2. In order to ensure that the Local Centres remain sustainable places within which to live, work and spend leisure time, it is important to maintain and enhance the existing range of facilities within them. In the case of office, industry and storage and distribution uses, the Strategic Land Use Plan allows for limited opportunities for development to meet identified needs that will create and support sustainable communities and community growth.

13.1.3. In providing opportunities for growth over the life of the Island Development Plan it is vital that such proposals are not of a scale or cumulative impact with other such existing or proposed development that would undermine the vitality and viability of the Main Centres. The focus for the majority of office, industrial and storage and distribution development should be within or around Main Centres where specific provision has been made within the Island Development Plan. New office, industrial and storage and distribution development will be supported in Local Centres where it is of a scale that is appropriate to and complements the sustainability and vitality of the Local Centre concerned and does not have an adverse impact on the vitality and viability of the Main Centres. Regular monitoring of the implementation of planning permissions will help to ensure policies are used appropriately to maintain the appropriate level, range and balance of uses.

13.1.4. Maintaining and enhancing the existing range of office, industrial and storage and distribution sites will also be important to the vitality of each Local Centre and market demand for other uses, such as housing, could, if unchecked, result in a shortage of sufficient office, industrial and storage and distribution land to meet a range of sectors, especially the small to medium sized local enterprises, which would adversely affect the sustainability of the Local Centre. In order to ensure that the Local Centres retain a sufficient level of services and facilities and maintain an adequate range of employment opportunities, Island Development Plan policies will only support the change of use away from office, industry or storage and distribution uses where the applicant demonstrates

that the existing accommodation cannot be refurbished to meet the modern requirements for employment uses concerned or has been actively and appropriately marketed for a period of twelve consecutive months but has remained vacant. Guidance on how applicants can demonstrate that a facility is no longer required by the Local Centre concerned will be provided by the Authority.

13.1.5. Within Local Centres, the Island Development Plan offers a high degree of flexibility across certain economic sectors and changes of use between office, industrial and storage and distribution uses will generally be supported where this would not have an unacceptable adverse impact on neighbouring uses. Policies for working from an office at home can be found in Policy GP14: Home Based Employment.

Policy LC4(A): Offices, Industry, Storage and Distribution in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

Proposals for new, or to extend, alter or redevelop existing, offices, industry and storage and distribution uses within the Local Centres will be supported where they:

- a. are of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned; and,**
- b. are not of a scale or cumulative impact that, with other such existing or proposed development, would undermine the vitality of the Main Centres; and,**
- c. are in accordance with all the other relevant policies of the Island Development Plan.**

Policy LC4(B): Offices, Industry and Storage and Distribution in Local Centres - Change of Use

Proposals to change use between office and industrial and storage and distribution uses will generally be supported where the new use would be of a scale that is appropriate to the Local Centre concerned and there would not be unacceptable adverse impacts on neighbouring uses.

The change of use or redevelopment of existing offices, industry or storage and distribution uses to an alternative use will be supported where it has been demonstrated that:

- a. the existing building is no longer required for its authorised use or another employment use and is not capable of being upgraded to meet modern standards; or,**
- b. it can be proven to have been actively and appropriately marketed unsuccessfully for 12 consecutive months.**

13.2. Retail in Local Centres

13.2.1. In order to ensure that the Local Centres remain sustainable places within which to live, work and spend leisure time, it is important to sustain their existing range of facilities. In the case of retail, the Strategic Land Use Plan allows for limited opportunities for retail development to meet identified needs that will create and support sustainable communities and community growth. Allowing limited development, where appropriate, can reduce the need to travel and help to build socially inclusive and diverse neighbourhoods.

13.2.2. The Local Centres are indicated on the Proposals Map. Retail within the Local Centres should maintain and, where appropriate, enhance those local communities. In this respect, convenience retail provides important access to daily essentials and fresh food and produce and constitutes a key indicator facility in identification of sustainable Local Centres.

13.2.3. Accordingly, the Island Development Plan supports the provision of new convenience⁽⁶⁾ shops where this is of a scale appropriate to maintain or enhance the vitality of the particular Local Centre. Works to existing convenience retail premises, such as extensions and alterations to upgrade the premises to modern standards, must also be of a scale appropriate to the particular Local Centre and must not undermine the vitality of the Main Centres.

13.2.4. Care must be taken that the Local Centres do not detract from the Main Centres as the Island's primary retail providers. Therefore the Island Development Plan states that comparison⁽⁷⁾ retail is best located within the Main Centres where it can contribute positively to the vitality and viability of them and cluster together this form of retail offer. As a result, no new comparison outlets will be permitted in the Local Centres. Works to existing comparison outlets will be permitted only where this is of a limited scale to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation.

13.2.5. It will be of particular importance in determining planning applications to resist a change of use away from convenience retail where an approval would result in the loss of essential facilities to the extent that the sustainability and vitality of the Local Centre concerned is negatively affected. However, change of use from comparison retail to other uses within the Local Centres will be acceptable.

6 'Convenience' retail is the selling of, often essential, daily items such as fresh produce and food and drink.

7 'Comparison' retailing is the selling of goods, including clothing and footwear, furniture, furnishings and household equipment, which generally involves comparing similar goods before buying.

Policy LC5: Retail in Local Centres

Proposals for new convenience retail development within the Local Centres will be supported where this is of a scale appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned and where the scale or cumulative impact, with other such existing or proposed development, would not undermine the vitality of the Main Centres and where they accord with all other relevant policies of the Island Development Plan.

Proposals for the creation of new comparison retail outlets will not be permitted. Change of use from comparison retail to other uses will be supported providing that any new use accords with the relevant policies of the Island Development Plan.

Limited works to alter, extend or redevelop existing convenience retail outlets will be supported provided that the proposals are of appropriate scale for the particular Local Centre and would not undermine the vitality of the Main Centres and will accord with all other relevant policies of the Island Development Plan.

Limited works to alter and/or extend existing comparison retail outlets will be supported provided that they are of a limited scale to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation.

Change of use away from convenience retail will be supported only where it would not result in the loss of essential facilities which would have a negative effect on the sustainability and vitality of the particular Local Centre.

13.3. Visitor Economy in Local Centres

13.3.1. The visitor economy underpins many essential services and facilities across the Island and offers local employment opportunities. The Island Development Plan policies will assist in maintaining and improving the quality of the Island environment which is, ultimately, its main visitor attraction.

13.3.2. Visitors to the Island have access to a range of attractions, including informal facilities such as parks, Ruettes Tranquilles and cliff paths as well as access to Guernsey's heritage and cultural environment. Generally, however, places and facilities that are attractive to visitors are also enjoyed by local residents. Most facilities are equally accessible to local residents and are reliant on local support to maintain their viability.

13.3.3. The range of uses providing attractions and facilities, to visitors and locals alike, is extensive, including those which provide a predominantly retail, leisure or recreational experience or a combination of these uses. Although these services and facilities contribute to the visitor economy the Island Development Plan does not consider them to be exclusively or predominantly part of the visitor economy and therefore development will be assessed against the relevant Island Development Plan Local Centres policies according to the principal use of the proposal, site or premises.

13.3.4. Proposals for development which is ancillary and ordinarily incidental to the principal use of a site will be supported where it accords with the Local Centre policies. Where Local Centre policies would not support the proposal as a stand-alone use, the Authority will need to be satisfied that any proposed development is genuinely ancillary and ordinarily incidental to the principal use and is not likely to result in an incremental change that would change the principal use. For this reason planning conditions may be attached to any permission granted to ensure the scale and nature of the development remains ancillary to the principal use.

13.4. Visitor Accommodation in Local Centres

13.4.1. For the purposes of this policy, visitor accommodation is taken to refer primarily to serviced accommodation such as hotels, guest accommodation and serviced apartments, non-serviced accommodation such as self-catering units and alternative accommodation such as hostels and group accommodation and includes ancillary and incidental facilities and staff accommodation associated with and located on the sites of such establishments. Visitor accommodation in Local Centres does not include camping because of its specific locational requirements (refer to Policy OC8(B): Visitor Accommodation Outside of the Centres - Campsites).

13.4.2. Policy SLP7 of the Strategic Land Use Plan states that the Development Plans will seek to enable economically beneficial tourist-related development, especially where this improves quality and choice of facilities at all accommodation grades, whilst maintaining an adequate stock of visitor accommodation to support the future viability and growth of the industry.

13.4.3. Recent years have seen a decline in visitor numbers. Whilst the Visit Guernsey and Chamber of Commerce Tourism Group Strategic Plan 2014-2025 set targets for growth from 309,000 to 400,000 visitors to the Island per year by 2025, these were purely aspirational and would be dependent on a variety of factors, including the development of ports and airport infrastructures. The requirement for visitor accommodation should be seen in this context.

13.4.4. The Strategic Land Use Plan directs the development of new visitor accommodation towards the Main Centres and Main Centre Outer Areas as part of the spatial strategy and policies in the Island Development Plan support visitor accommodation in these areas. Therefore, the Island Development Plan makes provision for new visitor accommodation in Local Centres only through the change of use of existing buildings or the conversion of redundant buildings where such proposals would need to comply with Policies GP16(A): Conversion of Redundant Buildings, and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment and the other relevant policies of the Island Development Plan. The refurbishment, extension, alteration and upgrading, and in some cases the redevelopment, of existing visitor accommodation will continue to be necessary to enable appropriate standards to be maintained and to provide new facilities but there will also be a need for innovation and flexibility in meeting new market expectations and opportunities. The Authority will generally support proposals to enhance the quality and marketability of existing visitor accommodation and to change the type of accommodation (i.e. between hotel, guest accommodation, self-catering and similar visitor accommodation) where they accord with all relevant policies of the Island Development Plan to allow flexibility for businesses.

13.4.5. In Local Centres, new or extended or redeveloped visitor accommodation establishments must be of a scale that is appropriate to the character of the Local Centre concerned. Any additional facilities provided as part of a new, extended or altered visitor accommodation establishment in Local Centres must be ancillary, in terms of scale and use, to the principal visitor accommodation use and be proportionate to the amount of visitor accommodation available at the site.

13.4.6. Previously there has been a process of rationalisation of the Island's stock of visitor accommodation which has been successful in stimulating investment and establishing a sustainable level of accommodation. However, in order to ensure that the Island retains a sufficient level of accommodation to support the visitor economy, meet forecast demand and ensure a range of types of accommodation, there will be a need to resist the further loss of visitor accommodation establishments other than in exceptional circumstances or where operation of an establishment is not financially viable.

13.4.7. The Island Development Plan policies will, therefore, only support a change of use of visitor accommodation to another use where the applicant demonstrates that:

- it is not technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment; or,

- where it is technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment :
 - it is not financially viable to undertake the required works and return a reasonable operational profit; and,
 - the establishment has been actively and appropriately marketed for sale and for lease for a period of 24 consecutive months and an appropriate offer has not been made.

13.4.8. A financially viable business is considered for the purposes of this policy to be one which would generate sufficient revenue to operate at a reasonable profit taking into account the costs of refurbishment, alteration, extension or redevelopment works and normal industry operating costs.

13.4.9. Exceptions to this are small self-catering units or guest accommodation establishments that have been created within a dwelling, or within the curtilage of a dwelling, and where the entire site is capable of being converted back to a single dwelling. Support will be given to these proposals providing that they accord with all the other relevant policies of the Island Development Plan. The intention of this policy is to prevent operators of small visitor accommodation businesses from having to leave their home when the business ceases to operate.

13.4.10. Guidance will be produced and made available as Supplementary Planning Guidance to explain the information that should be submitted in support of an application to change the use of visitor accommodation to a non-visitor accommodation use. The responsibility will lie with the applicant to demonstrate that it is not possible to operate a visitor accommodation use on the site. The Authority will take into account any relevant States of Guernsey strategy relating to visitor accommodation when determining a planning application in relation to such accommodation.

Policy LC6(A): Visitor Accommodation in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

New visitor accommodation in Local Centres will be supported where it is created through the change of use of existing buildings or the conversion of redundant buildings and where proposals accord with all other relevant policies of the Island Development Plan.

Proposals to create new visitor accommodation through change of use of an existing building or conversion of redundant buildings, or to extend, alter or redevelop existing visitor accommodation establishments, or to change the use of an existing visitor accommodation establishment either way between the different categories of visitor/guest accommodation, or to create a combination of those uses, in a Local Centre will be supported where:

- a. the development is of a scale appropriate to maintain or enhance the character and vitality of the Local Centre concerned and is not of a scale or cumulative impact that, with other such existing or proposed development, would undermine the vitality of either of the Main Centres; and,
- b. any additional facilities are ancillary to the principal use as visitor accommodation and proportionate to the amount of visitor accommodation at the site and would not have an adverse effect on the visual quality and landscape character of the locality.

Policy LC6(B): Visitor Accommodation in Local Centres – Change of Use

The change of use or redevelopment of existing visitor accommodation to a non-visitor accommodation use in a Local Centre will only be supported where the applicant demonstrates that:

- a. it is not technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment; or,
- b. where it is technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment :-
 - i. it is not financially viable to undertake the required works and return a reasonable operational profit; and,
 - ii. the establishment has been actively and appropriately marketed for sale and for lease for a period of 24 consecutive months and an appropriate offer has not been made.

The change of use or redevelopment of existing visitor accommodation to a non-visitor accommodation use in a Local Centre will be supported where the establishment comprises a single dwelling house with less than 3 self-catering units attached to it or located within its domestic curtilage or a guest accommodation establishment of less than 6 bedspaces that also comprises a single dwelling house where this will revert to a single dwelling house and the proposal is in accordance with all other relevant policies of the Island Development Plan.

14. Spending Leisure Time in Local Centres

14.1. Leisure and Recreation in Local Centres

14.1.1. The Leisure and Recreation policy refers to different categories of leisure and recreation facilities. It is therefore important to define what is meant by each category. It is necessary to categorise the uses in this way as the policy approach takes into account the different functions and impacts of each use.

14.1.2. There are four categories of Leisure and Recreation uses in Local Centres:

1. Formal Leisure – includes cinemas, museums, formal events/performance spaces, theatres, conference facilities;
2. Indoor Formal Recreation – includes leisure centres, sports hall (specific or multi-functional), swimming pools, indoor equestrian centre, gymnasiums, indoor bowls;
3. Outdoor Formal Recreation includes – sports pitches, outdoor activity centres, equestrian related activities, outdoor bowls, play areas;
4. Informal Leisure and Recreation – includes civic spaces and informal event spaces, nature walks, woodlands, cliff paths, parks and formal gardens, allotments, development ancillary to beaches and the coast.

14.1.3. This list is not exhaustive and any proposal that is not included will be considered on its merits taking into account the functionality of the proposed development and the impact it may have on a locality.

14.1.4. The Island's leisure and recreation facilities are wide ranging. The Strategic Land Use Plan highlights the importance of leisure and recreation facilities to the quality of

life of Islanders. They support sustainable communities and provide economic, cultural, educational and health benefits. The Island Development Plan therefore seeks to protect these facilities and allows for new facilities in appropriate locations and enhancement of existing facilities, where necessary, to meet changing needs and expectations of the Island community and visitors. The dual use of premises to provide leisure and recreational facilities is encouraged.

14.1.5. The Strategic Land Use Plan seeks to promote sustainable communities within Local Centres, protecting and wherever possible enhancing the support services that currently exist. Island Development Plan policies allow for new, and enhancement of existing, leisure and recreation facilities in Local Centres where the proposal would be of an appropriate scale and would enhance the vitality of the Local Centre and would not be of a scale or cumulative impact, with other such existing or proposed development, that it would undermine the vitality of the Main Centres – the Authority will prepare guidance about the assessment of vitality. Where there are proposals to extend an existing Outdoor Formal Recreation or Informal Leisure and Recreation use, and where this would require extension onto land adjacent to the facility but outside the Local Centre boundary, such proposals will be supported provided they accord with other relevant policies of the Island Development Plan.

14.1.6. A change of use from a leisure or recreation use to other uses will be supported where the facility can be re-provided within the Local Centre concerned or is no longer required and the proposal would have no unacceptable impact on the vitality of the Local Centre. Guidance on how to demonstrate re-provision of a facility and how to demonstrate that a facility is no longer required will be provided by the Authority.

Policy LC7(A): Leisure and Recreation in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

New facilities for leisure or recreation, or facilities to support existing provision, will be supported where:

- a. the development is of a scale that is appropriate to maintain or enhance the character and vitality of the Local Centre concerned; and,**
- b. the development is not of a scale or cumulative impact that, with other such existing or proposed development, would undermine the vitality of the Main Centres; and,**
- c. the proposals accord with all the other relevant policies of the Island Development Plan.**

Where there are proposals to extend an existing Outdoor Formal Recreation or Informal Leisure and Recreation use, and where this would require extension onto land adjacent to the facility but outside the Local Centre boundary, such proposals will be supported provided they accord with other relevant policies of the Island Development Plan.

Policy LC7(B): Leisure and Recreation in Local Centres - Change of Use

The change of use of existing leisure and recreation facilities to other uses will be supported where it is demonstrated that:

- a. the existing facility can be adequately replaced on an appropriate site within the Local Centre concerned or that it is no longer required; and,
- b. the proposal would have no unacceptable impact on the vitality of a Local Centre.

In all cases proposals must also accord with all the relevant policies of the Island Development Plan.

15. Policies for Outside of the Centres

15.1. Introduction

15.1.1. The Spatial Policy for the distribution of new development within the Island, as set out within the Strategic Land Use Plan, seeks to concentrate development within and around the edges of the urban centres of St Peter Port and St Sampson/Vale with some limited development within and around the edges of the other main parish or local centres to enable community growth and the reinforcement of sustainable centres.

15.1.2. The Purpose, Vision and Objectives of the Strategic Land Use Plan seek to ensure that, amongst other things, Guernsey is maintained as a desirable place to live, work and enjoy leisure time through the implementation of land use policies that create a socially and economically strong Island balanced with the protection and enhancement of Guernsey's physical environment.

15.1.3. Within the Island Development Plan, areas that fall outside of the Main Centres, Main Centre Outer Areas and Local Centres are described as 'Outside of the Centres'. Land within this extensive area varies greatly in character and includes housing estates, ribbon development, suburban areas, historic settlements, the airport and some of the Island's most valued open and undeveloped areas such as the cliff-top areas, the coast, agricultural fields, valleys and plateaux.

15.1.4. Owing to the broad range of built and natural character and activities taking place within this area, the policies in this section of the Island Development Plan seek to achieve a number of objectives. These include protecting the countryside from unacceptable forms of development in order to avoid unnecessary urbanisation of the Island's undeveloped areas. This will also ensure development is focused within the Main Centres, Main Centre Outer Areas and Local Centres, as appropriate, where it can have a positive impact upon the vitality of those areas, helping to ensure they retain the level of investment, activity and use necessary to maintain and enhance them as attractive and sustainable centres.

15.1.5. However, it is recognised that the area Outside of the Centres contains the majority of the Island's existing housing stock as well as other forms of commercial and community development and the majority of the Island's recreational areas. Therefore the Island Development Plan offers high levels of protection to the most valuable undeveloped areas and historic settlements but balances the need to protect the physical character of the area with the need to offer flexibility for development and change in less sensitive

areas. The Island Development Plan also balances protection of the physical environment with the need to offer flexibility for those businesses that have a legitimate need to operate from and carry out development Outside of the Centres. Agriculture is, perhaps, the most obvious example of this (see Policies OC5(A): Agriculture Outside of the Centres - within the Agriculture Priority Areas, and OC5(B): Agriculture Outside of the Centres - outside the Agriculture Priority Areas).

15.1.6. The policies allow for the development of certain new uses Outside of the Centres. These include; outdoor formal recreation, informal leisure and recreation, small scale industrial and storage businesses, some visitor accommodation uses and airport-related development. However, the Island Development Plan does not support the provision of certain forms of new development Outside of the Centres, such as retail development and formal leisure and indoor recreation, where such uses are better located within the Main and Local Centres and where they can add positively to the vitality of those focused settlements. Where such uses already exist Outside of the Centres, the Island Development Plan policies offer some support for them to enable their continuation.

15.1.7. Support is given to those existing uses within these areas that contribute positively to the rural economy or provide important social, community and recreation facilities, while also taking into account the fact that the policies for the Main Centres and the Main Centre Outer Areas and, to a lesser extent, the Local Centres, provide a high degree of flexibility for new economic, recreation and social development.

15.1.8. The preparation of the Island Development Plan has provided an opportunity to examine the issue of redundant glasshouses. The Strategic Land Use Plan requires this issue to be considered and states that, owing to their scattered location in largely open and otherwise attractive parts of the Island, their wholesale development would urbanise the countryside and run counter to the spatial strategy of the Strategic Land Use Plan and encourage landowners to allow their sites to become derelict. At the same time it also states that the Island Development Plan will identify those redundant glasshouse sites which, if cleared, are capable of making a positive contribution to open space or agricultural land provision within the Island, Outside of the Centres. Therefore, in limited circumstances, the Island Development Plan makes provision for certain forms of development on redundant glasshouse sites in order to make the most effective and efficient use of land. Uses that could potentially locate on such sites include; small industrial and storage businesses (see Policy OC3: Industry, Storage and Distribution Outside of the Centres), outdoor formal recreation (see Policy OC9: Leisure and Recreation Outside of the Centres) and renewable energy production (see Policy IP1: Renewable Energy Production).

15.1.9. In accordance with the Strategic Land Use Plan, the policies within this section of the Island Development Plan acknowledge that the coastal areas of the Island provide livelihoods to many who operate coastal restaurants, outdoor recreation facilities and businesses that support outdoor formal recreation and informal leisure and recreation activities. The coastal areas represent attractive places within which to live and spend leisure time. Accordingly, policies are in place that enable development to be considered in these areas which would support these existing uses while ensuring the attractive character and valuable natural environment of the coastal areas is protected and, where appropriate, enhanced.

15.1.10. The vast majority of the Island's agricultural land is located Outside of the Centres and dairy farming in particular plays an important role in the management of open land within the Island. As a result, the Island Development Plan identifies Agriculture Priority Areas on the Proposals Map. The policies of the Island Development Plan support agricultural activities within these areas to support the agricultural industry. They have been broadly drawn to include other non-agricultural uses and, as a result, the policies relating to these areas allow for other forms of development where this would not unacceptably prejudice commercial agriculture (see Policy OC5(A): Agriculture Outside of the Centres - within the Agriculture Priority Areas). These areas should not be regarded as being protected exclusively for agricultural use and development but as areas where regard should be given to the impact of any proposed development on agriculture when considering proposals for other forms of development. This will provide support for the dairy industry while also allowing other legitimate development to take place.

15.1.11. Owing to the Strategic Land Use Plan seeking to concentrate development within and around the edges of the urban centres of St Peter Port and St Sampson/Vale, with some limited development within and around the edges of the other main parish or local centres, the Island Development Plan will generally not support new housing Outside of the Centres. This is to accord with the Spatial Policy and to ensure community growth and the reinforcement of sustainable centres within appropriate locations, and to ensure that open and undeveloped land is not inappropriately used for a form of development adequately provided for elsewhere. The exception to this is in generally supporting the conversion of redundant, structurally sound buildings and the subdivision of existing dwellings. This will not unduly impact upon the open character of land Outside of the Centres and will not undermine the spatial strategy of the Strategic Land Use Plan, but will allow consideration to be given to the reuse of buildings and making the best use of the existing housing stock, in accordance with the Strategic Land Use Plan.

16. Living Outside of the Centres

16.1. Housing Outside of the Centres

16.1.1. The Strategic Land Use Plan requires the Island Development Plan to make provision for the majority of new housing within and around Main Centres and for more limited housing development within Local Centres. The Strategic Land Use Plan states that new housing development is likely to have one of the greatest impacts on the character of the Island and that it is essential that it must be appropriately located to enhance and integrate with that character.

16.1.2. The Strategic Land Use Plan also recognises the need to thoroughly explore opportunities to reuse previously developed sites and convert, redevelop and reuse vacant buildings and accommodation where this is consistent with the spatial strategy of directing the majority of development to the Centres.

16.1.3. The Island Development Plan makes provision for the Island's five-year housing requirement predominantly within the Main Centres, the Main Centre Outer Areas and, to a more limited extent, within the Local Centres, in accordance with the Strategic Land Use Plan. Provision has also been made for additional housing island-wide, through allowing for 'windfall' housing development. This is where housing development is proposed for a site which is not specifically identified in the Island Development Plan for that purpose, but policies exist to support its provision. The Island Development Plan does not make provision for new build housing Outside of the Centres in order to satisfy the strategic requirement to focus housing within the Centres and also owing to the negative impact housing development can have on the landscape character Outside of the Centres. In this respect, and in order to make the most effective and efficient use of land on the Island, the creation of new dwellings Outside of the Centres will be supported only where this can be achieved through the subdivision of existing dwellings and the conversion of redundant buildings. This approach allows for use to be made of the existing housing stock and existing unused but structurally sound structures, whilst protecting the open areas of the Island from development. Other forms of new housing development Outside of the Centres will not be supported.

16.1.4. The conversion of redundant buildings to create residential units will be assessed against the Conversion of Redundant Buildings policies, Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment. This will require, amongst other things, that the structure to be converted

is redundant, is structurally sound and is capable of conversion without significant extension or alteration.

16.1.5. With regard to subdivision, it is acknowledged that Outside of the Centres there are a number of dwellings that may be too large for a single household or do not make efficient use of the accommodation. The subdivision of dwellings into self-contained units and into houses for multiple occupation can be an effective way of providing relatively low cost accommodation while making the best use of existing development.

16.1.6. In considering proposals for subdivision of existing dwellings and the conversion of redundant buildings for residential use, the Authority will ensure that a satisfactory living environment and standard of amenities are provided and that the effect of the development on neighbouring properties and surrounding character and amenities is acceptable. Policies GP1: Landscape Character and Open Land, GP8: Design, GP9: Sustainable Development and GP15: Creation and Extension of Curtilage, in particular, will need to be satisfied. The relevant requirements of the Building (Guernsey) Regulations, 2012 and the practical guidance on those requirements in the associated Guernsey Technical Standards will be taken into account in determining whether a proposed unit offers an adequate standard of accommodation.

16.1.7. The subdivision of dwellings or conversion of redundant buildings can result in the introduction or intensification of ancillary domestic fixtures and features on the site, such as car parking, bin storage, clothes drying areas, sheds and boundary treatments. Where appropriate, such features will be required to be incorporated into the overall design of the development from the outset and the Authority will ensure that such ancillary development would not have an adverse effect on the character of an area. Schemes to subdivide dwellings or to convert redundant buildings may be accompanied by a modest extension provided that the extension is not of such scale or significance that it forms a significant part of a new unit, in effect creating a new build dwelling contrary to this policy. Therefore, the building will need to be capable of subdivision or conversion without the need for significant extension.

16.1.8. Development of a protected building is sometimes required in order to sustain its special interest. Therefore, in cases where the structure is a protected building, its alteration and conversion or subdivision will, in principle, be acceptable subject to the proposals demonstrating that special attention has been paid to the specific historic or other interest and setting of the particular building and that such interest is appropriately and proportionately preserved and, where possible, enhanced as part of the development management of the conversion or subdivision. Proposals to convert or subdivide protected

buildings must also accord with Policy GP5: Protected Buildings.

In some cases, there may be redundant buildings that are not of a sufficiently high enough architectural and historic interest to warrant the status of a protected building but which do make a particular positive contribution to the character of the area. Examples include farmhouses, traditional stone buildings or buildings which are positioned and have a relationship with each other so that they make an important contribution to the character of a locality. In such circumstances, where the Authority is of the opinion that the building does make a particular positive contribution to the character of an area, it will ensure that the works to convert or subdivide the building do not have an unacceptable impact on the character and appearance of the area.

16.1.9. In order to enable the reasonable consideration of development proposals, the demolition and redevelopment of a dwelling that is able to satisfy the requirements for subdivision may be acceptable without the need to implement the permission for subdivision by physically carrying out the development, provided that the subdivision scheme has first been granted planning permission and that the floor space and volume of the new building is broadly the same as the approved subdivision scheme and the number of units approved is not exceeded. In such cases, all other relevant policies of the Island Development Plan will need to be satisfied.

16.1.10. This will enable consideration to be given to the potential to relocate a structure on the site or to the use of sustainable building and construction techniques to achieve enhancements not possible through the subdivision alone. In this respect, when the demolition and redevelopment of the existing dwelling is proposed, in order to support such proposals the Authority will need to be satisfied that there is a significant enhancement in terms of the sustainable design and construction of the new building and that there are no increased impacts on neighbouring properties or the character or openness of the area.

16.1.11. With regard to the subdivision of existing dwellings that are identified as being protected buildings, the demolition and redevelopment of the structure will be considered under Policy GP5: Protected Buildings. In the case of buildings that make a particular positive contribution to the character of the area, in considering their demolition following consent to subdivide the building, the Authority will determine, on a case by case basis, whether it considers the proposed replacement building/s to be of such high quality design that it would enhance the character and appearance of the area and make a more positive contribution than the building it is proposed to replace.

16.1.12. All proposals for conversion of a redundant building or the subdivision of an

existing dwelling resulting in a net increase of twenty or more dwellings will be required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.

16.1.13. In order to ensure that appropriate environmental management practises are followed during the demolition and construction phase of projects to demolish and rebuild redundant buildings (Policies GP16(A): Conversion of Redundant Buildings, and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment), or to demolish and rebuild dwellings which have planning permission to be subdivided, in accordance with the policies of the Island Development Plan relating to those proposals, a Waste Management Plan will be required to be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with.

16.1.14. For the avoidance of doubt, the replacement of an existing dwelling on a one for one basis is not considered new housing and will be considered under Policy GP13: Householder Development.

Policy OC1: Housing Outside of the Centres

Outside of the Centres, proposals for the creation of new dwellings will only be supported where this is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building.

Proposals for the conversion of redundant buildings to dwellings will be considered under Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment.

The subdivision of a dwelling into two or more self-contained units or into a house for multiple occupation will only be supported where:

- a. the resultant development would be compatible with the character and amenities of the surrounding area; and,**
- b. the development would be acceptable in terms of provision of a satisfactory living environment and amenities; and,**
- c. the subdivision would not involve more than a modest extension to the existing building to create adequate accommodation and the extension is not of such a scale that it forms a significant part of any new unit.**

The demolition and redevelopment of a building that is able to accord with the above requirements may be acceptable without the need to implement the permission for subdivision by physically carrying out the development, provided that:

- i. the subdivision scheme has first been granted planning permission; and,
- ii. the redeveloped scheme is of broadly the same floor space and volume as the approved subdivision scheme and the number of units approved in the subdivision scheme is not exceeded; and,
- iii. where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area; and,
- iv. it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design; and,
- v. it can be demonstrated that the new building can be constructed in such a way as to not have any increased adverse impacts on the character or openness of an area; and,
- vi. it can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.

Notwithstanding a scheme receiving permission for subdivision, the demolition or partial demolition of protected buildings will be considered under Policy GP5: Protected Buildings.

In all cases, a Waste Management Plan shall be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials on site are to be reused on or off site and how residual waste will be dealt with.

All proposals for conversion of a redundant building or the subdivision of an existing dwelling resulting in a net increase of 20 or more dwellings will be required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.

16.2. Social & Community Facilities Outside of the Centres

16.2.1. There is a wide range of social and community facilities on the Island related to health, education and community services. Social and community uses include medical centres, the hospital, surgeries and clinics, churches, community centres, public meeting rooms, premises relating to the provision of emergency services, schools, pre-schools and crèches. This policy will be used to assess proposals for social and community facilities that meet the demands of a particular local community or area. Development proposals relating to large scale strategic social and community facilities which have an island-wide relevance, such as the hospital and schools, will be assessed against Policy S5: Development of Strategic Importance.

16.2.2. The Strategic Land Use Plan states that provision should be made in the Island Development Plan to enable an adequate range of social and community facilities to be developed according to need and demand whilst maximising the use of existing sites. It also states that existing facilities should be permitted to develop and expand to meet the needs of the Island population. In order to respect the spatial strategy and to avoid the urbanisation of the countryside, the Strategic Land Use Plan requires the Island Development Plan to promote sustainable communities within the Main and Local Centres, building on the support services that currently exist and protecting, and whenever possible, enhancing these areas and the contribution they make to sustainable living within the Island.

16.2.3. In response to this requirement, the Island Development Plan does not make provision for new social or community facilities Outside of the Centres, unless this can be achieved through the conversion of a redundant building. (See Policies GP16(A): Conversion of Redundant Buildings, and GP16(B): Conversion of Redundant Buildings - Demolition and Replacement.)

16.2.4. It is recognised that there are a range of existing social and community uses Outside of the Centres that provide facilities for both a local population and on an island-wide basis. The Island Development Plan does, therefore, support proposals for development relating to the continued operation, enhancement, redevelopment and extension of existing social and community facilities Outside of the Centres where the proposal is not of a scale that would undermine the vitality of the Centres. It is acknowledged that the type and scale of social and community facilities varies across the Island and that the nature of extensions and alterations will be influenced by the type

and scale of the existing facility. The assessment of proposals will take into account the character, visual appearance and amenity of the particular location and, in order to protect the openness of the area, proposals must be of a scale which is appropriate to the setting and will need to be physically well integrated with the setting and location concerned.

16.2.5. The Island Development Plan supports the retention of existing sites and facilities for social and community facilities. However, the change of a facility to an alternative use will be considered if it can be demonstrated that either the facility is no longer required, that sufficient acceptable alternative facilities exist in the locality or that the facility or service is provided within or around a Main Centre or within a Local Centre.

Policy OC2: Social and Community Facilities Outside of the Centres

Proposals for new social and community facilities will only be permitted where this can be achieved through the conversion of a redundant building, in accordance with Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment.

Proposals for the extension, alteration and redevelopment of existing social and community facilities will be supported where the proposal would not undermine the vitality of the Centres, where it would be of a scale appropriate to its setting, where there are no unacceptable impacts on the visual appearance and amenity of the location concerned and where they accord with all the other relevant policies of the Island Development Plan.

The change of use from a social and community use to another use will be supported where it is demonstrated that:

- a. the existing facility is no longer required; or,**
- b. the facility is already adequately provided in the locality, or that the facility is provided within or around a Main Centre or within a Local Centre.**

17. Working Outside of the Centres

17.1. Offices, Industry and Storage and Distribution Outside of the Centres

17.1.1. There is a range of existing industrial, storage and distribution and office uses

located Outside of the Centres. These have developed over time and some pre-date any strategic approach to land use planning. These uses range from the large scale industrial operation carried out by Specsavers at La Villiaze, to more small scale industries such as builders' yards and workshops and small office premises.

17.1.2. The Strategic Land Use Plan states that the main focus for industry and offices will remain within or around the Main Centres and that the Local Centres may also provide some limited opportunities. Accordingly, the policies of this Plan make provision for industrial and office development to occur, as appropriate, within the Centres.

17.1.3. In order to accord with the Spatial Policy the Island Development Plan does not make provision for new office development Outside of the Centres unless this is achieved through the conversion of redundant buildings in accordance with Policies GP16(A): Conversion of Redundant Buildings, and GP16(B): Conversion of Redundant Buildings – Demolition and Replacement. The Strategic Land Use Plan specifically states that certain small scale businesses, such as those requiring workshops, secure storage or open yards, may have a justifiable need to develop outside the Main and Local Centres due to the special requirements resulting from the nature of their operations. This could include small industrial and storage businesses that have no operational requirement to be located within or on the edges of the Main Centres and are unable to find sites within the Key Industrial Areas, or businesses that are unable to compete with larger firms looking for higher quality accommodation.

17.1.4. The Island Development Plan therefore makes provision for new small scale industrial and storage and distribution uses Outside of the Centres where they are of a scale and form that respects the character of the surroundings and do not introduce unnecessary development which is otherwise capable of being located within the Centres and where the proposals would have no adverse effect on the conditions of neighbouring occupiers and would not adversely affect highway safety and the free flow of traffic. They are also directed to either brownfield sites or redundant glasshouse sites. This will ensure that they take advantage of being located on previously developed land or land which contains a certain level of infrastructure as a result of its former use. This will also ensure that small scale industrial or storage uses do not occupy open land and, in some cases, the development may positively enhance a site through the clearance of redundant glass or associated structures from the landscape.

17.1.5. The overall effect of this policy approach is that provision is made for these small scale activities where the nature of the use will not adversely affect or detract from the amenities of existing surrounding uses due to their scale and impact, and will not

undermine the objective of directing the majority of new industrial development to the Main Centres and Main Centre Outer Areas.

17.1.6. As an exception, the Island Development Plan makes provision for industrial and storage and distribution uses at the designated site at La Villiaze, St. Saviour, as shown on the Proposals Map. This area of land to the north of the airport runway was identified previously by the States as being of strategic value for light industrial use and reserved for such purposes. The site's strategic value remains but rather than restrict the site to light industrial uses only, the land is identified as an area reserved for industrial and storage and distribution development and is identified as a Key Industrial Expansion Area on the Proposals Map. Due to its size and potential impact, a Development Framework will be required for this site which will form Supplementary Planning Guidance once approved and will be taken into account when considering proposals for the site. This will ensure that the scheme is well planned from the outset in accordance with guidance provided by the Authority. This will also ensure the public has the opportunity to study and comment on development proposals before they are formally submitted as a planning application. Where a Development Framework has been approved proposals will be expected to accord with it. There may be more than one Development Framework approved for a site. Development may be supported prior to the approval of a Development Framework where it is unlikely to inhibit the implementation of industrial and storage and distribution development and would not prejudice the comprehensive development of the site. Development Frameworks are further explained in Annex III: Development Frameworks and Local Planning Briefs.

17.1.7. Proposals to utilise existing redundant buildings for industrial, storage and distribution or office purposes will be acceptable in principle providing they accord with the Conversion of Redundant Buildings policies, Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment.

17.1.8. Proposals to extend, alter or redevelop existing industrial, storage and distribution or office uses located Outside of the Centres will be supported where the proposals would have no adverse effect on the amenities of neighbouring occupiers, would not adversely affect highway safety and the free flow of traffic and where the development respects the scale and character of the surrounding area. In the event that an industrial, storage and distribution or office activity increases in scale to the extent where significant additional land, buildings or extensions are required, the Island Development Plan will expect the relocation of the activity to a suitable site within one of the Centres. This will ensure small sites Outside of the Centres remain available for small scale activities and will ensure the

Island Development Plan remains in conformity with the direction provided within the Strategic Land Use Plan.

17.1.9. In all cases there will be a requirement for the site to be laid out to achieve the most effective and efficient use of the land and the least negative visual and amenity impacts, with buildings, materials, parking, access, and open storage areas designed to respect the character of the area. In addition, the proposal will be expected to make a positive contribution to the visual quality of the environment through an appropriate soft landscaping scheme designed to sufficiently screen the activities on the site and mitigate impacts, details of which will be included with any planning application for new, or works to existing, industrial, storage and distribution or office premises.

17.1.10. The Island Development Plan offers a high degree of flexibility across certain economic sectors and changes of use between industrial, storage and distribution uses Outside of the Centres will generally be supported. Policies for working from an office at home can be found in Policy GP14: Home Based Employment.

Policy OC3: Offices, Industry and Storage and Distribution Outside of the Centres

Proposals for new offices will be acceptable in principle providing they accord with the Conversion of Redundant Buildings policies, Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment.

Proposals for new industrial and storage and distribution uses will only be supported where:

- a. it is located at the Key Industrial Expansion Area site at La Villiaze, St. Saviour and is in accordance with an approved Development Framework for that site which will form Supplementary Planning Guidance and will be taken into account when considering proposals for the site. Development may be supported prior to the approval of a Development Framework for this site where it is unlikely to inhibit the implementation of industrial or storage and distribution development and would not prejudice the comprehensive development of the site; or**
- b. there is a justifiable need for the business to be located outside the Main Centres, Main Centre Outer Areas and Local Centres owing to the special nature or requirements of the business operation or there being a demonstrated lack of suitable alternative sites in the Main Centres, Main Centre Outer Areas or Local**

Centres; and,

- c. the site is either a brownfield or a redundant glasshouse site and complies with Policy OC7: Redundant Glasshouse Sites Outside of the Centres; or,
- d. it can be achieved through the conversion of a redundant building and complies with Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment.

Proposals to extend, alter or redevelop existing industrial, storage and distribution or office premises will be supported.

In relation to new industrial and storage and distribution uses and works to existing industrial, storage and distribution or office premises, the applicant will need to demonstrate that:

- i. the development is of a scale and form that respects the character of the surrounding area and would not adversely affect or detract from the amenities of existing surrounding uses especially with regard to noise, vibration, smell, fumes, smoke, soot, ash, dust or grit; and,
- ii. the development will not jeopardise highway safety and the free flow of traffic on the adjoining highway; and,
- iii. the site will be laid out to achieve the most effective and efficient use of the land and the least negative visual and amenity impacts with buildings, materials, parking, access, and open storage areas designed to respect the character of the area; and,
- iv. the proposal includes details of an appropriate soft landscaping scheme, which will make a positive contribution to the visual quality of the environment and will sufficiently screen the activities on the site and mitigate impacts.

The change of use or redevelopment of existing industrial, storage and distribution or office uses to an alternative use will be supported where the proposals accord with all other relevant policies of the Island Development Plan.

17.2. Retail Outside of the Centres

17.2.1. The Strategic Land Use Plan provides direction with regard to the concentration of retail activity within the Island. In this respect, the Island Development Plan seeks to focus retail primarily in the Main Centres to help reinforce them as the Island's main locations

for a mix of complementary activities, including shopping. In accordance with the Strategic Land Use Plan, the Island Development Plan makes limited provision for convenience retail within the Local Centres in order to ensure these are protected and enhanced as sustainable places to live.

17.2.2. The Strategic Land Use Plan also refers to retail activity along Guernsey's coast. In this respect it notes that, in addition to the coastal area's visual value, it also provides livelihoods to many who operate coastal restaurants, outdoor recreation facilities and informal leisure. The coastal areas represent attractive places within which to live and spend leisure time. In this respect, the Strategic Land Use Plan requires the Island Development Plan to give particular regard to maintaining the coastline as an environmental, economic and recreational resource whilst responding to certain issues.

17.2.3. Accordingly, policies are in place that enable development to be considered in these areas which would support these existing uses while ensuring the attractive character and important natural environment of the coastal areas is protected and, where appropriate, enhanced.

17.2.4. In accordance with the Strategic Land Use Plan, in order to preserve the open nature of the Island's countryside and to support the economic and social roles of the Main and Local Centres, no provision has been made for new retail development outside the Main and Local Centres, except, in the case of properties located on the coast or within close proximity to the coastal area, through the change of use of existing buildings where the provision of a limited amount of convenience retail development would support the recreational enjoyment of the coast. Convenience retail uses include kiosks, cafes and restaurants. This would also satisfy the Strategic Land Use Plan in making the best use of existing land and buildings.

17.2.5. Aside from the above exception, the Island Development Plan states that provision of new retail uses Outside of the Centres would negatively impact on the vitality and viability of the Main and Local Centres and the retail offer within them. As such, no new comparison retail uses will be supported Outside of the Centres and proposals for change of use from existing comparison and convenience to another use will be supported where the proposed use accords with other relevant policies of the Island Development Plan.

17.2.6. Small scale works to existing convenience and comparison retail premises Outside of the Centres, however, will generally be supported where this will be of a limited scale to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation, in order to not adversely affect the vitality of the Main Centres

and Local Centres. More scope exists to extend and alter convenience retail operations in the coastal areas where this would support the recreational enjoyment of the coast for both Island residents and visitors.

17.2.7. Any retail development, including any ancillary development required for its operation, must be carefully balanced against the potential impacts on the environmental, recreational and economic opportunities of the wider coastal area, assessing development proposals in the context of the entire coastal area and in line with other policies of the Island Development Plan. Particular regard will need to be paid to the potential impact of the development on Sites of Special Significance and Areas of Biodiversity Importance (see Policies GP2: Sites of Special Significance and GP3: Areas of Biodiversity Importance).

Policy OC4: Retail Outside of the Centres

New convenience retail development will only be permitted where it would result from the change of use of existing buildings located on, or within close proximity to, the coast and where the retail provision would support the recreational enjoyment of the coastal location.

Proposals for the creation of new comparison retail uses will not be permitted.

Proposals to extend, alter or redevelop existing retail premises Outside of the Centres will generally be supported where:

- a. development is of limited scale to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation; or,**
- b. the existing convenience retail operation supports the recreational enjoyment of the coastal location; and,**
- c. in all cases there would not be an unacceptable adverse impact on the visual character and amenity of the locality.**

In all cases proposals must accord with all other relevant policies of the Island Development Plan.

Change of use away from comparison or convenience retail will be supported providing that the proposal accords with all other relevant policies of the Island Development Plan.

17.3. Agriculture Outside of the Centres

17.3.1. Land used for agriculture is generally understood as including land which is used as arable, meadow or pasture land, for dairy farming, production, rearing or maintenance of livestock, for market gardening or the outdoor cultivation of flowers, bulbs or nursery stock and includes small holdings. Under the Land Planning and Development (Guernsey) Law, 2005, certain land which is, or was, covered by glasshouses must also be treated as agricultural land for the purpose of the Law and any development plan. However, certain agricultural land, which is horticultural land or a redundant glasshouse site, will be considered against the specific policies relating to this particular type of agricultural land because of the particular land planning issues it raises, i.e. horticulture or redundant glasshouse sites Outside of the Centres in this Plan (see Policy OC6: Horticulture Outside of the Centres and Policy OC7: Redundant Glasshouse Sites Outside of the Centres). The non-commercial production of food and flowers by individuals outside of residential curtilages on allotments is considered to be informal outdoor recreation and is addressed by Policies OC9: Leisure and Recreation Outside of the Centres, MC9 (A): Leisure and Recreation in Main Centres and Main Centre Outer Areas - New, Extension, Alteration or Redevelopment of Existing Uses MC9(B) Leisure and Recreation in Main Centres and Main Centre Outer Areas - Change of Use, and Policies LC7(A): Leisure and Recreation in Local Centres- New, Extension, Alteration or Redevelopment of Existing Uses and LC7(B): Leisure and Recreation in Local Centres - Change of Use.

17.3.2. Current agricultural practise in Guernsey centres on the dairy industry but also includes outdoor vegetable growing and a range of hobby farming and small holdings. Although agriculture plays a relatively small part in Guernsey's economy it has a valuable land management function, protecting and enhancing the countryside and providing visual access to open space. Farmers operate across a scattered pattern of generally small fields, the result of a history of dairy farming, which can constrain viability but which typifies the traditional, small scale and intricate landscape. In seeking to facilitate a viable rural economy, the farming industry should be protected as much for the role it plays in land management as for its produce.

17.3.3. The Strategic Land Use Plan requires a balance to be made between the protection of land for agriculture for the industry's current and future needs and recognising the role it plays in countryside management with ensuring land is available to meet other legitimate development requirements. It guides that the Island Development Plan should focus on maintaining and protecting the most important, large areas of contiguous agricultural land and other areas well related to established agricultural operations identified as being of value to the industry whilst ensuring that land is available for other legitimate land uses.

17.3.4. The Island Development Plan has therefore identified large areas of contiguous agricultural land, and other areas well related to established agricultural operations, which represent Guernsey's most valuable agricultural land. These have been identified as Agriculture Priority Areas and are shown on the Proposals Map. These areas include some sites which are occupied by redundant glasshouses which lie adjacent to the identified large areas of contiguous agricultural land and which are expected to return to agricultural use and make a contribution to addressing the future requirements of the agricultural industry once cleared (see Policy OC7: Redundant Glasshouse Sites Outside of the Centres).

17.3.5. The land management function performed by agriculture is important and the Agriculture Priority Areas include Areas of Biodiversity Importance (Policy GP3: Areas of Biodiversity Importance).

17.3.6. Within Agriculture Priority Areas there will be support for development which is related to the agricultural use of an existing farmstead or existing agricultural holding. Support will also be given where development is proposed which would be ancillary or ordinarily incidental to the principal agricultural use but may not, of itself, be an agricultural use. This will give flexibility for agricultural businesses to consider limited diversification to develop a use which, whilst supporting the agricultural business, is nevertheless still ancillary or incidental to the agricultural use. For example, this would facilitate the development of a small farm shop selling goods and produce predominantly grown or made on the particular holding or development associated with providing visitor accommodation ancillary to the agricultural use of the site. Where policies would not support the proposal as a stand alone use, the Authority will need to be satisfied that any proposed development is genuinely ancillary or ordinarily incidental to the principal use and is not likely to result in an incremental change that would change the principal use. For this reason planning conditions may be attached to any permission granted to ensure the scale and nature of the development remains ancillary or ordinarily incidental to the principal use.

17.3.7. Before support is given for the erection of new buildings for agricultural or ancillary or ordinarily incidental purposes, in order to ensure that the open nature and landscape character of the countryside is maintained, in all cases it will be necessary to demonstrate that there are no other buildings or structures at the farmstead or on the agricultural holding which could, with or without reasonable adaptation, be otherwise used for the proposed purposes.

17.3.8. The development of new farmsteads in Agriculture Priority Areas will be supported where this would meet an acknowledged need, where the requirement could not be reasonably, or practically, assimilated into an existing or former farmstead and

where the proposal does not involve the erection of a new dwelling house which would be contrary to the Spatial Policy of this Plan.

17.3.9. Whilst the policy approach is to generally support development for agricultural purposes in the Agriculture Priority Areas, these areas have been broadly drawn and include areas of land and sites which are not currently used for agricultural purposes and could not be expected to contribute positively to commercial agriculture in the future, for example dwellings and their curtilages. The Agriculture Priority Areas are not intended to safeguard the land for agricultural use if it is not appropriate or is not required for that use or where the inclusion of an area of land into a larger land parcel for agricultural purposes would have a negative environmental impact due, for example, to the loss of hedge banks or landscape features. The Island Development Plan policies therefore allow for other forms of development within the identified Agriculture Priority Areas provided that they accord with all the other relevant policies of the Island Development Plan.

17.3.10. However, in order to protect Guernsey's best agricultural land, where appropriate, proposals for development which would result in the loss of an existing farmstead or agricultural holding in the Agriculture Priority Areas will only be supported where it is demonstrated that the farmstead, building or land is no longer required for agricultural purposes and any proposed new use accords with the other relevant policies of the Island Development Plan (refer to Policy GP15: Creation and Extension of Curtilage and Policies GP16(A): Conversion of Redundant Buildings and GP16(B) Conversion of Redundant Buildings - Demolition and Redevelopment).

17.3.11. The Strategic Land Use Plan requires a balance to be made between supporting the agricultural industry and its future needs and ensuring that an adequate amount of land is available to meet other legitimate development requirements. Outside the Agriculture Priority Areas support will be given to existing agricultural operations but this is balanced with the flexibility to allow other legitimate development which would accord with the policies of the Island Development Plan. Therefore, outside the Agriculture Priority Areas, proposals for development relating to the agricultural use of an existing farmstead or existing agricultural holding, or for a purpose ancillary or ordinarily incidental to the existing principal agricultural use, or development of a new farmstead will be supported where the development is ordinarily incidental and essential to the proper running of the existing agricultural holding. In the case of the development of a new farmstead, it must be of a scale which is proportionate to the agricultural use of the holding to which it relates and not include the erection of a new dwelling house. Before support is given for the erection of new buildings for agricultural purpose, in order to ensure that the open nature and landscape character of the countryside is maintained, in all cases it will be necessary to

demonstrate that there are no other buildings at the farmstead or on the agricultural holding which could, with or without reasonable adaptation, be otherwise used for the proposed purposes.

17.3.12. Proposals which would result in the loss of an existing farmstead, agricultural buildings or land will be supported where the proposed new use accords with the other relevant policies of the Island Development Plan

Policy OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas

Proposals for development relating to the agricultural use of an existing farmstead or existing agricultural holding, or for a purpose ancillary or ordinarily incidental to the existing principal agricultural use, will be supported where there are no other buildings or structures at the farmstead or on the agricultural holding which could, with or without reasonable adaptation, be otherwise used for the proposed purposes.

Proposals for the development of new farmsteads whether on existing or proposed holdings will be supported where:

- a. 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; and,**
- b. the proposal does not involve the erection of a new dwelling house.**

Proposals for development which would result in the loss of an existing farmstead or agricultural holding in the Agriculture Priority Area will only be supported where it is demonstrated that the farmstead or land is no longer required for agricultural purposes and any proposed new use accords with the other relevant policies of the Island Development Plan.

Proposals for development which is not related to a farmstead or existing agricultural holding will be supported provided that they accord with all the relevant policies of the Island Development Plan.

Policy OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas

Outside the Agriculture Priority Areas proposals for development relating to the agricultural use of an existing farmstead or existing agricultural holding, or for a purpose ancillary or ordinarily incidental to the existing principal agricultural use, will be supported provided that the development is ancillary or ordinarily incidental and essential to the proper running of the existing agricultural holding and there are no other buildings at the farmstead or on the agricultural holding which could, with or without reasonable adaptation, be otherwise used for the proposed purposes.

Proposals for the development of new farmsteads will not generally be supported unless:

- a. it is demonstrated that the development is essential for the proper running of an agricultural holding; and,**
- b. the development is of a scale which is proportionate to the agricultural use of a holding; and,**
- c. there are no other existing buildings on the holding which could with or without reasonable adaptation be otherwise used for the proposed purposes; and,**
- d. the proposal does not involve the erection of a new dwelling house.**

Proposals for development which would result in the loss of an existing farmstead, agricultural buildings or land will be supported where the proposed new use accords with the other relevant policies of the Island Development Plan.

17.4. Horticulture Outside of the Centres

17.4.1. Commercial horticultural operations have, historically, formed the basis of Guernsey's economy. However, over recent years the horticultural sector has restructured and consolidated on fewer, but often larger, holdings and today the industry makes only a small contribution to Guernsey's economy.

17.4.2. A number of horticultural operations do, however, exist and owing to their often niche market product, represent a viable industry. This includes, for example, businesses producing young plants, flowers and vegetables for local sale and for export. The Island Development Plan supports horticultural businesses that are considered to make, or be capable of making, a material contribution to the horticultural industry and are likely to

continue to do so for the foreseeable future by virtue of their suitability for commercial operations. It does this by enabling them to carry out extensions, alterations or rebuilding to existing structures, or ancillary or ordinarily incidental development, subject to certain requirements. It is the nature of commercial glasshouse operations that they require very large areas of glass in order to achieve the economies of scale required to sustain a viable operation. The introduction of this form of development can have an adverse effect on the rural character of the Island and for this reason any proposals involving the development of new areas of commercial glasshouses will be acceptable only where the development is required to sustain the viability of the existing commercial operation.

17.4.3. In order to avoid the potential of redundant glasshouses and ancillary structures remaining once the commercial horticultural operation on the site has ceased, the Authority will require structures, which are approved and constructed under this policy but are no longer required, to be removed and the land restored to another type of agricultural use.

17.4.4. The use of glasshouse sites that are clearly redundant or derelict for other uses will be considered under Policy OC7: Redundant Glasshouse Sites Outside of the Centres and other relevant policies of the Island Development Plan.

17.4.5. The establishment of wholly new horticultural holdings anywhere within the Island Development Plan area will be resisted in order to encourage best use to be made of existing horticultural holdings.

Policy OC6: Horticulture Outside of the Centres

Proposals for new glasshouses, extensions, alterations, rebuilding or other works to existing glasshouses or buildings, or ancillary or ordinarily incidental development, associated with existing commercial horticultural holdings will be supported providing that:

- a. the site forms part of an existing commercial holding which is in operation, or one which although disused could be brought back into operation for commercial horticulture without requiring the erection of significant areas of new glass; and,**
- b. the holding is considered to make, or be capable of making, a material contribution to the horticultural industry and is likely to continue to do so for the foreseeable future by virtue of its suitability for commercial operations; and,**
- c. it can be demonstrated that any areas of new commercial glasshouses are required to sustain the viability of the existing commercial operation; and,**

- d. on cessation of use, or when no longer required, any new structures permitted under this policy shall be totally removed and the land restored to other types of agricultural use or a use acceptable under the policies of the Island Development Plan; and,
- e. the development proposed is ancillary or incidental and essential to the operation of an existing holding.

Proposals to change the use of a horticultural site will be assessed under the other relevant policies of the Island Development Plan and/or the requirements of Policy OC7: Redundant Glasshouse Sites Outside of the Centres as appropriate.

The establishment of new commercial horticultural holdings will not be permitted.

17.5. Redundant Glasshouse Sites Outside of the Centres

17.5.1. Under the Planning Law, horticultural premises, including redundant glasshouse sites and any ancillary structures, are treated as agricultural land and so, on clearance of the structures, the land is expected to revert to agricultural use. However, development proposals on agricultural land in the specific circumstances where they relate to redundant glasshouse sites may be permitted for another purpose where they are consistent with the policies of the Island Development Plan.

17.5.2. A continuing trend away from horticulture has had the inevitable consequence of an increasing number of redundant horticultural sites across the Island.

17.5.3. *“Redundant glasshouse site” means:*

“a glasshouse or glasshouses together with ancillary structures and land where the glass and ancillary structures are no longer required or capable of being used for their authorised purpose. Often the condition of such structures will deteriorate over time through lack of use and management to leave only partial remnants of structures.”

17.5.4. The cost of clearance of redundant glasshouse sites versus their value as agricultural land has proved a barrier to their removal and sites are, in many instances, left to deteriorate. As a result, the Island has a legacy of areas of redundant glasshouses in varying states of repair.

17.5.5. The visual appearance of redundant glass reduces the quality of the landscape but wholesale development of glasshouse sites in order to facilitate their removal will be equally unacceptable in landscape and character terms, will potentially reward dereliction and will lose otherwise open land permanently to development. In terms of landscape character it would urbanise the countryside and run counter to the spatial strategy of the Strategic Land Use Plan and the Spatial Policy of the Island Development Plan. The enhancement of the landscape is encouraged through the removal of redundant glass and proposals for change of use of redundant glasshouse sites to appropriate uses will include measures, where appropriate, for removal of redundant horticultural structures.

17.5.6. Proposals to use redundant glasshouse sites for other purposes will be subject to an assessment of possible alternative uses of the site. In this respect, where a redundant glasshouse site is located within or adjoining an Agriculture Priority Area, it will be expected, once cleared, to be used for other agricultural purposes unless it is demonstrated that the cleared site cannot positively contribute to the commercial agricultural use of an identified Agriculture Priority Area or cannot practically be used for commercial agriculture without adverse environmental impacts (see Policies OC5(A): Agriculture Outside of the Centres - within the Agriculture Priority Areas and OC5(B): Agriculture Outside of the Centres - outside the Agriculture Priority Areas). Where a redundant glasshouse site is located within or adjacent to a wider area of open land, once cleared, it will be expected to contribute to the wider area of open land where it is capable of positively doing so.

17.5.7. In some circumstances, where the cleared site could not positively contribute to commercial agricultural use or could not practically be used for commercial agricultural use without adverse environmental impacts or where it could not contribute to a wider area of open space, other appropriate forms of development might encourage the clearance of redundant glasshouses. However, there are only a limited number of options for reuse of redundant horticultural sites. The Strategic Land Use Plan identifies a number of options which includes a return to open agricultural land or other forms of open space or, in certain circumstances, use for small scale industrial or storage and distribution uses.

17.5.8. Allowing the change of use of redundant glasshouse land so as to allow the incorporation of the land into the curtilage of a building may be acceptable where the land is not suitable for agricultural use due to size or access constraints or its isolated nature in terms of surrounding land use or where its use as such would have adverse environmental impacts. This is one option where it may be possible to secure enhancement by encouraging removal of the redundant glass and restoration of the open nature of the land (see Policy GP15: Creation and Extension of Curtilage).

17.5.9. In certain circumstances it may be acceptable to permit redundant glasshouse sites Outside of the Centres to be utilised for small scale industrial, storage and distribution uses if all glasshouses and ancillary structures which are not capable of being used for a use in accordance with the relevant policies of the Island Development Plan are demolished and removed from the site. The use of redundant glasshouses for installations for the harnessing of renewable energy may also be permissible. This may include proposals for renewable energy infrastructure within the Agriculture Priority Area where such infrastructure is of a design that would allow agricultural activity to continue on the site (see Policy IP1: Renewable Energy Production). Provision of camping facilities will be considered, subject to the proposal satisfying Policy OC8(B): Visitor Accommodation Outside of the Centres – Campsites. Outdoor formal recreation development and informal recreation and leisure use will also be considered, subject to the proposal satisfying Policy OC9: Leisure and Recreation Outside of the Centres.

17.5.10. In all cases, however, proposals will need to demonstrate that the development would not have an unacceptable adverse impact on the character and amenity of the locality concerned.

17.5.11. The appropriateness of using certain redundant glasshouse sites for particular uses will be assessed against considerations including adjacent land uses, open amenity value, access provision and neighbour impact. The Authority will need to be satisfied that there would be no adverse effect on the living conditions of neighbouring occupiers by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit or significant visual intrusion. In addition, proposals that jeopardise highway safety and the free flow of traffic on the adjoining highway will not be acceptable.

17.5.12. In all cases there will be a requirement for the site to be laid out to achieve the most effective and efficient use of the land and the least negative visual and amenity impacts, with buildings, materials, parking, access, and open storage areas designed to respect the character of the area. In addition, the proposal will be expected to make a positive contribution to the visual quality of the environment through an appropriate soft landscaping scheme designed to sufficiently screen the activities on the site and mitigate impacts, details of which are required to be included with any planning application for development of redundant glasshouse sites.

17.5.13. Some redundant glasshouse sites provide valuable natural habitats for wildlife and support biodiversity. Where a site is included within a Site of Special Significance proposals that would adversely affect the identified special interest of the area concerned will not be supported. Where a site is included within an Area of Biodiversity Importance

proposals which adversely affect the biodiversity and natural habitat of the area concerned will not be supported unless the adverse impacts can be successfully mitigated in accordance with a scheme approved by the Authority. Details of proposed mitigation will be required to be submitted with a planning application, in such circumstances, as part of development proposals. Proposals within these areas must fulfil the requirements of Policy GP2: Sites of Special Significance and Policy GP3: Areas of Biodiversity Importance, as relevant.

17.5.14. It is important to note that land planning alone cannot provide a comprehensive solution to the clearance of redundant glasshouses and ancillary structures, which can only fully be achieved through joint working across the Committees of the States and action by landowners.

Policy OC7: Redundant Glasshouse Sites Outside of the Centres

The Planning Law considers horticultural premises, including redundant glasshouse sites, and any ancillary structures to be agricultural land so, on clearance of the structures, the land is expected to revert to other non-horticultural types of agricultural use. Therefore there is a presumption that when a horticultural use ceases the site will be cleared of glasshouses and ancillary structures and returned to agricultural use.

Proposals to develop redundant glasshouse sites will be supported where:

- a. the site is not within or adjacent to an Agriculture Priority Area, unless it is demonstrated that the site cannot positively contribute to the commercial agricultural use of an identified Agriculture Priority Area or cannot practically be used for commercial agricultural use without adverse environmental impacts or where proposals are for renewable energy infrastructure and the design would allow agricultural activity to continue on the site; and,
- b. the site would not contribute positively to a wider area of open land; and,
- c. the proposal is for small scale industrial or storage and distribution use and is in accordance with the requirements of Policy OC3: Office, Industry, Storage and Distribution Outside of the Centres; or,
- d. the proposal is for the change of use of glasshouse land so that it may be incorporated into the curtilage of a building in accordance with Policy GP15: Creation and Extension of Curtilage; or,
- e. the proposal is for the provision of infrastructure for the harnessing of renewable energy in accordance with the requirements of Policy IP1: Renewable Energy

Production; or,

- f. the proposal is for the conversion of a redundant ancillary structure in accordance with Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment; or,
- g. the proposal is for a campsite and is in accordance with Policy OC8(B): Visitor Accommodation Outside of the Centres – Campsites; or,
- h. the proposal is for outdoor formal recreation or informal leisure and recreation and is in accordance with Policy OC9: Leisure and Recreation Outside of the Centres.

And providing that in all cases:

- i. there would be no unacceptable adverse effect on the living conditions of neighbouring occupiers including by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit or significant visual intrusion; and,
- ii. the proposals would not jeopardise highway safety and the free flow of traffic on the adjoining highway; and,
- iii. the site will be laid out to achieve the most effective and efficient use of the land and the least negative visual and amenity impacts with buildings, materials, parking, access and open storage areas designed to respect the character of the area; and,
- iv. the proposal includes the demolition and removal from the site of all glasshouses and ancillary structures which are not capable of being used for a use in accordance with the relevant policies of the Island Development Plan; and
- v. the proposal includes details of an appropriate soft landscaping scheme which will make a positive contribution to the visual quality of the environment and which will sufficiently screen the activities on the site and mitigate impacts; and,
- vi. the proposal accords with all relevant policies of the Island Development Plan.

Where a site is included within a Site of Special Significance proposals that would unacceptably adversely affect the identified special interest of the area concerned will not be supported. Where a site is included within an Area of Biodiversity Importance proposals which adversely affect the biodiversity and natural habitat of the area concerned will not be supported unless the adverse impacts can be successfully mitigated in accordance with a scheme approved by the Authority .

For the purposes of clarification, where redundant glasshouse sites lie within a Main Centre, Main Centre Outer Area or Local Centre, proposals for their development and reuse will be assessed under the relevant policies within the Main Centre, Main Centre Outer Area and Local Centres sections of the Island Development Plan.

17.6. Visitor Economy Outside of the Centres

17.6.1. The visitor economy underpins many essential services and facilities across the Island and offers local employment opportunities. The Island Development Plan policies will assist in maintaining and improving the quality of the Island environment which is, ultimately, its main visitor attraction.

17.6.2. Visitors to the Island have access to a range of attractions including informal facilities such as parks, Ruettes Tranquilles and cliff paths as well as access to Guernsey's heritage and cultural environment. Generally, however, places and facilities that are attractive to visitors are also enjoyed by local residents. Most facilities are equally accessible to local residents and are reliant on local support to maintain their viability.

17.6.3. The range of uses providing attractions and facilities, to visitors and locals alike, is extensive, including those which provide a predominantly retail, leisure or recreational experience or a combination of these uses. Although these services and facilities contribute to the visitor economy the Island Development Plan does not consider them to be exclusively or predominantly part of the visitor economy and therefore development will be assessed against the relevant Island Development Plan policies according to the principal use of the proposal, site or premises.

17.6.4. Proposals for development which is ancillary or ordinarily incidental to the principal use of a site will be supported where it accords with Outside of the Centres policies. In such circumstances, and where policies would not support the proposal as a stand alone use, the Authority will need to be satisfied that any proposed development is genuinely ancillary or ordinarily incidental to the primary use and is not likely to result in an incremental change that would change the principal use. For this reason planning conditions may be attached to any permission granted to ensure the scale and nature of the development remains ancillary to the principal use.

17.7. Visitor Accommodation Outside of the Centres

17.7.1. For the purposes of this policy, visitor accommodation is taken to refer primarily to serviced accommodation such as hotels, guest accommodation and serviced apartments, non-serviced accommodation such as self-catering units and alternative accommodation such as hostels and group accommodation and includes ancillary and ordinarily incidental facilities and staff accommodation associated with, and located on, the sites of such establishments. For the purposes of this policy, visitor accommodation also includes camping.

17.7.2. Policy SLP7 of the Strategic Land Use Plan states that the Development Plans will seek to enable economically beneficial tourist-related development, especially where this improves quality and choice of facilities at all accommodation grades, whilst maintaining an adequate stock of visitor accommodation to support the future viability and growth of the industry.

17.7.3. The Strategic Land Use Plan directs the development of new visitor accommodation towards the Main Centres and Main Centre Outer Areas as part of the spatial strategy and policies in the Island Development Plan support visitor accommodation in these areas and also make provision for some visitor accommodation development within Local Centres. Therefore, the Island Development Plan makes provision for new visitor accommodation Outside of the Centres only through the change of use of existing buildings or conversion of redundant buildings where such proposals would need to comply with Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment, or where the proposals involve the creation of a campsite and in all cases accord with the relevant policies of the Island Development Plan.

17.7.4. With regard to camping, the States is seeking to support and develop the Island's camping and 'glamping' offer, as part of the aim to enhance visitor accommodation in the Island. Camping, in its various forms, is a low-impact form of development on greenfield land that can bring redundant land back into use or support farm diversification which allows farms to develop their businesses while minimising environmental impacts. Any proposal for a new campsite, or for works to existing campsites, that includes movable structures for accommodation, such as fully-equipped tents, tepees, yurts, tree-houses, safari tents and motor homes, will generally be supported where the use of the site and ancillary development would not have a significant adverse effect on the visual quality and

landscape character of the locality and where the site does not fall within an Agriculture Priority Area. In order to maintain the long-term character of greenfield land the Authority will generally attach a planning condition to any planning permission to ensure that all structures are removed from the site upon cessation of use or when no longer required. Where a proposal does fall within an Agriculture Priority Area such proposals will be supported where it is demonstrated that the land cannot positively contribute to the commercial agricultural use of the Agriculture Priority Area or cannot practicably be used for commercial agriculture without unacceptable adverse environmental impacts.

17.7.5. Campsites will be provided to support the visitor economy and not to provide long-term residential accommodation and, as such, the length of residency will generally be controlled through planning conditions.

17.7.6. Proposals for more permanent forms of development associated with campsites, such as toilet and shower blocks, will be supported, subject to the scale of development being proportionate to the scale of the camping operation, the development being located so as to have minimal impact on the visual quality or landscape character of the area, the development remaining ancillary or ordinarily incidental to the campsite and where it is compatible with other relevant policies of the Island Development Plan, such as those concerning agricultural land and biodiversity (see Policies OC5(A): Agriculture Outside of the Centres - within the Agriculture Priority Areas and OC5(B): Agriculture Outside of the Centres - outside the Agriculture Priority Areas, Policy GP2: Sites of Special Significance and Policy GP3: Areas of Biodiversity Importance).

17.7.7. The refurbishment, extension, alteration, upgrading, and in some cases the redevelopment, of visitor accommodation will continue to be necessary to enable appropriate standards to be maintained and to provide new facilities, but there will also be a need for innovation and flexibility in meeting new market expectations and opportunities. The Authority will generally support proposals to enhance the quality and marketability of existing visitor accommodation and to change the type of accommodation (i.e. between hotel, guest accommodation, self-catering and similar visitor accommodation), where they accord with all relevant policies of the Island Development Plan, to allow flexibility for businesses.

17.7.8. Outside of the Centres, new, altered, redeveloped or extended visitor accommodation establishments must be of a scale that is appropriate to the location, must be undertaken sensitively and not detract from the openness and landscape character of the location (see Policy GP1: Landscape Character and Open Land) and must not undermine the vitality of a Centre. Any additional facilities provided as part of a new, extended or altered visitor accommodation establishment Outside of the Centres must be ancillary, in

terms of scale and use, to the principal visitor accommodation use and be proportionate to the amount of visitor accommodation available at the site.

17.7.9. Previously there has been a process of rationalisation of the Island's stock of visitor accommodation which has been successful in stimulating investment and establishing a sustainable level of accommodation. However, in order to ensure that the Island retains a sufficient level of accommodation to support the visitor economy, meet forecast demand and ensure a range of types of accommodation, there will be a need to resist the further loss of visitor accommodation establishments other than in exceptional circumstances or where operation of an establishment is not financially viable.

17.7.10. The Island Development Plan policies will, therefore, only support a change of use of visitor accommodation to another use where the applicant demonstrates that:

- it is not technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment ; or,
- where it is technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment :-
 - it is not financially viable to undertake the required works and return a reasonable operational profit; and,
 - the establishment has been actively and appropriately marketed for sale and for lease for a period of 24 consecutive months and an appropriate offer has not been made.

17.7.11. A financially viable business is considered, for the purpose of this policy, to be one which would generate sufficient revenue to operate at a reasonable profit, taking into account the costs of refurbishment, alteration, extension or redevelopment works and normal industry operating costs.

17.7.12. Exceptions to this are small self-catering units or guest accommodation establishments that have been created within a dwelling or within the curtilage of a dwelling and where the entire site is capable of being converted back to a single dwelling. Support will be given to these proposals providing they accord with all the other relevant policies of the Island Development Plan. The intention of this policy is to prevent operators

of small visitor accommodation businesses from having to leave their home when the business ceases to operate.

17.7.13. Guidance will be produced and made available as Supplementary Planning Guidance to explain the information that should be submitted in support of an application to change the use of visitor accommodation to a non-visitor accommodation use. The responsibility will lie with the applicant to demonstrate that it is not possible to operate a visitor accommodation use on the site. The Authority will take into account any relevant States of Guernsey strategy relating to visitor accommodation when determining a planning application in relation to such accommodation.

Policy OC8(A): Visitor Accommodation Outside of the Centres - New, Extension, Alteration or Redevelopment of Existing Uses

New visitor accommodation Outside of the Centres will be supported where it is created through change of use of existing buildings or conversion of redundant buildings and where proposals accord with all other relevant policies of the Island Development Plan.

Proposals, other than to create campsites (see Policy OC8(B)), to create new visitor accommodation through change of use of existing buildings or conversion of redundant buildings, or to extend, alter or redevelop existing visitor accommodation establishments or to change the use of an existing visitor accommodation establishment either way between the different categories of visitor/guest accommodation, or to create a combination of those uses, Outside of the Centres will be supported where:

- a. the development is of a scale that is appropriate to the character of the location, is undertaken sensitively and so as not to detract from the openness and landscape character of the locality and does not undermine the vitality of a Centre; and,**
- b. any additional facilities are ancillary or ordinarily incidental to the principal use as visitor accommodation in terms of scale and use, are proportionate to the amount of visitor accommodation available at the site and would not have an adverse effect on the visual quality and landscape character of the location.**

Policy OC8(B): Visitor Accommodation Outside of the Centres – Campsites

Proposals for the creation of, or works to an existing, campsite will be supported, provided that:

- a. where a proposal falls within an Agriculture Priority Area it is successfully demonstrated that the land cannot positively contribute to the commercial agricultural use of the Agriculture Priority Area or cannot practicably be used for commercial agriculture without unacceptable adverse environmental impacts; and,
- b. the scale of any permanent development is proportionate to the scale of the camping operation concerned; and,
- c. the development is located so as not to have a significant adverse effect on the visual quality or landscape character of the area; and,
- d. all associated development is proportionate to and remains ancillary or ordinarily incidental to the campsite operation; and,
- e. all structures are removed from the site upon cessation of use or when no longer required; and,
- f. it accords with all relevant policies of the Island Development Plan.

Policy OC8(C): Visitor Accommodation Outside of the Centres - Change of Use

The change of use or redevelopment of existing visitor accommodation to a non-visitor accommodation use Outside of the Centres will only be supported where the applicant demonstrates that:

- a. it is not technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment; or,
- b. where it is technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment:
 - i. it is not financially viable to undertake the required works and return a reasonable operational profit; and

- ii. the establishment has been actively and appropriately marketed for sale and for lease for a period of 24 consecutive months and an appropriate offer has not been made.

The change of use or redevelopment of existing visitor accommodation to a non-visitor accommodation use Outside of the Centres will be supported where the establishment comprises a single dwelling house with less than 3 self-catering units attached to it or located within its domestic curtilage or a guest accommodation establishment of less than 6 bedspaces that also comprises a single dwelling house where this will revert to a single dwelling house and the proposal is in accordance with all other relevant policies of the Island Development Plan.

18. Spending Leisure Time Outside of the Centres

18.1. Leisure and Recreation Outside of the Centres

18.1.1. This policy refers to different categories of leisure and recreation facilities, it is therefore important to define what is meant by each category. It is necessary to categorise the uses in this way as the policy approach takes into account the different functions and impacts of each use.

18.1.2. There are four categories of Leisure and Recreation uses Outside of the Centres:

1. Formal Leisure – includes cinemas, museums, formal events/performance spaces, theatres, conference facilities;
2. Indoor Formal Recreation – includes leisure centres, sports hall (specific or multi-functional), swimming pools, indoor equestrian centres, gymnasiums, indoor bowls;
3. Outdoor Formal Recreation includes – sports pitches, outdoor activity centres, equestrian related activities, motor sports, golf courses, outdoor bowls, rifle range, play areas. This category includes outdoor facilities provided at Foote's Lane, King George V, Victoria Avenue playing field and the Track, Fort Le Marchant Rifle Range;
4. Informal Leisure and Recreation – includes civic spaces and informal event spaces, nature walks, woodlands, cliff paths, commons, parks and formal gardens, allotments, development ancillary to beaches and the coast.

18.1.3. This list is not exhaustive and any proposal that is not included will be considered on its merits taking into account the functionality of the proposed development and the impact it may have on a locality.

18.1.4. The Island's leisure and recreation facilities are wide ranging. The Strategic Land Use Plan highlights the importance of leisure and recreation facilities to the quality of life of Islanders. They support sustainable communities and provide economic, cultural, educational and health benefits. The Island Development Plan therefore seeks to protect these facilities and allows for new facilities in appropriate locations and enhancement of existing facilities where necessary to meet changing needs and expectations of the Island community and visitors. The dual use of premises to provide leisure and recreational facilities is encouraged.

18.1.5. Public access to the countryside and the recreational opportunities it affords underpins the high quality of life enjoyed by Guernsey residents. The Strategic Land Use Plan states that of equal importance is the visual access to open space, which in a small Island can provide valuable amenity. The Strategic Land Use Plan highlights the importance of the Island's biodiversity and the need to protect key habitats and landscapes, including Sites of Special Significance and the most valuable agricultural land. There is often a conflict between the uses of these areas for recreational purposes, even informally, and the protection of the habitat or landscape needs to be carefully considered and appropriately balanced with other legitimate land uses.

18.1.6. In order to balance land use pressures and to protect the countryside from inappropriate development, new indoor formal recreation and formal leisure development will not be permitted Outside of the Centres unless the Authority is satisfied that there is demand for the facility, that there is a specific operational or locational requirement that prevents the use being located within a Main Centre, Main Centre Outer Area or Local Centre and that the proposal would not have an unacceptable impact on the vitality of a Centre. The Policy seeks to minimise the impact of such a leisure or recreation development on Agriculture Priority Areas and on the vitality of the Centres.

18.1.7. The Authority will support the provision of new, and enhancement of existing, outdoor formal recreation and informal recreation and leisure facilities and ancillary development located Outside of the Centres where development proposals are designed to meet a recognised demand, (and may consult other States of Guernsey Committees or relevant bodies when determining that demand) and, in visual and operational terms, are sensitive to the particular landscape character and location concerned. Foote's Lane, the Track and King George V represent important centres for formal outdoor recreation for a

number of sports. Development of established sites to improve the provision of outdoor formal recreation or informal leisure and recreation uses is supported to ensure the Island retains fit for purpose, modern sporting facilities and appropriate informal leisure and recreation provision. Development that extends beyond the site boundary on to adjacent land will be permitted where this does not conflict with other relevant policies of the Island Development Plan.

18.1.8. A change of use from a leisure or recreation use to another use will only be supported where it is demonstrated that the facility can be adequately replaced within the terms of the policies of the Island Development Plan or is no longer required. Guidance on how to demonstrate re-provision of a facility and how to demonstrate that a facility is no longer required will be provided by the Authority.

18.1.9. The importance of the coast as an environmental, economic and recreational resource is identified in the Strategic Land Use Plan alongside the need to balance competing demands for use to ensure its attractive character is protected. In this respect it is acknowledged that, on an island, the coast provides important leisure and recreation areas and that leisure and recreation uses associated with them can require buildings and other facilities in order to operate successfully. However, development on the coast must be sensitively carried out so as not to detract from the high visual quality, openness of the area and environmental quality. Therefore, the Island Development Plan will support proposals for development in coastal areas where this supports the enjoyment of an existing recreation or leisure facility where this would not have an unacceptable impact on the wider coastal environment.

Policy OC9: Leisure and Recreation Outside of the Centres

Development to provide new formal leisure or indoor formal recreation will not be permitted Outside of the Centres except where:

- a. it is demonstrated that there is demand for the facility; and,**
- b. it is demonstrated that there is a specific operational or locational requirement that prevents the use of a site within a Main Centre, Main Centre Outer Area or Local Centre; and,**
- c. the proposal would not have an unacceptable impact on the vitality of a Centre; and,**
- d. the site does not fall within an Agriculture Priority Area, or where it does fall within an Agriculture Priority Area the land cannot positively contribute to commercial agricultural use or cannot practically be used as such without adverse environmental impacts.**

Proposals to extend, alter or redevelop an existing formal leisure or indoor formal recreation use will be supported where it does not unacceptably increase the scale of the facility so that there are unacceptable adverse impacts on the character of the area or there would be an unacceptable impact on the vitality of a Centre.

Development to provide new facilities for outdoor formal recreation or informal leisure and recreation, or to extend, alter or redevelop existing facilities, will be supported providing that:

- i. any ancillary built development is proportionate to the nature and scale of the formal outdoor recreation or informal leisure and recreation use; and,
- ii. the visual impacts of ancillary built development can be mitigated to respect the character of the locality; and,
- iii. the site does not fall within an Agriculture Priority Area, or where it does fall within an Agriculture Priority Area the land cannot positively contribute to commercial agricultural use or cannot practically be used as such without adverse environmental impacts.

Proposals to extend, alter or redevelop existing formal outdoor recreation or informal leisure and recreation uses on land adjoining the existing site will be supported providing that the site does not fall within an Agriculture Priority Area, or where it does fall within an Agriculture Priority Area the land cannot positively contribute to commercial agricultural use or cannot practically be used as such without adverse environmental impacts and proposals accord with all other relevant policies of the Island Development Plan.

The change of use of existing leisure and recreation facilities to other uses will be supported where it is demonstrated that the existing facility can be adequately replaced on an appropriate site within the terms of the policies of the Island Development Plan or it is no longer required.

In all cases proposals must also accord with all the relevant policies of the Island Development Plan.

19. General Policies

19.1. Introduction

19.1.1. All the policies in this chapter are statements of general policy which will, where appropriate, be applied in conjunction with the other, more land use specific, policies of the Island Development Plan. These policy considerations generally apply to development across the Island, regardless of whether the site is within or outside of the Centres. Some of the policies are relevant to particular designated areas or in particular circumstances, such as Conservation Areas (Policy GP4) and Affordable Housing (Policy GP11), whilst others apply to all proposed development, such as Design (Policy GP8) and Sustainable Development (Policy GP9). Where there is not a policy in the Island Development Plan which is specifically relevant to the development proposed, planning applications will be assessed on their merits, on a case by case basis and will need to accord with the Spatial Policy (S1) and all the other relevant General Policies and will be consistent with the Principal Aim and the relevant Plan Objectives of the Island Development Plan.

19.1.2. All of the policies within this section of the Island Development Plan should therefore be reviewed when applying for or considering development and proposals must satisfy those General Policies that are relevant to the particular development type and location.

19.1.3. The Island Development Plan also recognises that householders should be afforded the ability to adapt, change and redevelop their properties to ensure they meet their own development aspirations and provide a modern standard of living. In the majority of locations this can be achieved without undermining the objective of protecting the most valuable areas and, as a result, Policy GP13: Householder Development sets out how the Authority will take a proportionate approach to the management of development within the curtilage of a residential property.

19.2. Landscape Character and Open Land

19.2.1. The Strategic Land Use Plan recognises the importance of Guernsey's natural environment, not simply for its inherent value but for the contribution it makes to quality of life, social well-being and to the economy. The Strategic Land Use Plan identifies the underlying landscape character and the openness of the undeveloped parts of the Island as factors that contribute positively to its character. In this respect, it requires the Island Development Plan to implement policies that will retain and enhance the distinctive

qualities and features of Guernsey's countryside and to protect open land from unnecessary development.

19.2.2. However, the Strategic Land Use Plan also requires the Island Development Plan to recognise the importance of a viable rural economy and that some types of development may require a location outside of the Main and Local Centres.

19.2.3. Despite Guernsey's relatively small size, its landscape character varies significantly across the Island as a result of its underlying topography, flora and fauna and how human activity over recent centuries has shaped the land. Guernsey's underlying landscape character can be described as an upland plateau with valleys in the south of the Island and lowland areas in the north. The northern lowland areas also feature 'hougues', or small hills. The upland plateau and lowlands are connected by a moderately sloping escarpment running westward from Town and then along the southern part of the west coast. To the south of the plateau lie the steep, south facing cliffs. The east coast contains the majority of Guernsey's urban and built-up areas and the remainder of the Island is predominantly rural and semi-rural in character but contains many areas of ribbon development and settlements that create a suburban character when viewed from the public road network (see Annex V: Landscape Character).

19.2.4. Today, dairy farming defines much of the character of the open and undeveloped land in the Island together with other areas, such as unmanaged scrub land, nature reserves, cliff land, woodland and open areas that are used for formal or informal recreation, all of which contribute to the health and well-being of Islanders by providing physical and visual amenity.

19.2.5. An important contribution to the landscape character of an area is made by the particular features within them. Such distinctive features include boundary treatments, historic field patterns, trees and natural landscaping and are important elements in defining an area's local distinctiveness. For example, some parts of the north of the Island feature dry stone wall boundary treatments whereas some areas within the south feature grassed hedge banks.

19.2.6. As well as providing amenity land, the undeveloped parts of the Island also accommodate natural habitats and areas rich in biodiversity (see Policy GP2: Sites of Special Significance, Annex VI: Sites of Special Significance and Policy GP3: Areas of Biodiversity Importance).

19.2.7. Across the Island there are a number of commercial horticultural glasshouses

and associated structures and, following the decline of the horticultural industry, there are significant areas of redundant glass that impact upon the landscape character and openness of some areas. These structures, in varying states of repair, impact upon landscape character and openness (see Policy OC7: Redundant Glasshouse Sites Outside of the Centres).

19.2.8. With the exception of the Island's cliff tops, commons and valleys, owing to its historic development pattern, there are few large open areas of land that are completely free from development. Housing development exists across the Island and impacts upon its landscape character and, in addition, some commercial, leisure and recreation uses also sit within the landscape and otherwise open parts of the Island. Agricultural industry takes place within the open and undeveloped parts of the Island. This manages large swathes of open land, contributing to the character of the landscape, but is also an industry that will have its own pressures for development.

19.2.9. Within the Centres there are areas of open land that contribute positively to the character of the area. These have been identified as Important Open Land (See Policy MC1: Important Open Land in Main Centre and Main Centre Outer Areas and Policy LC1: Important Open Land in Local Centres) and have been designated as such owing to the valuable open space that they provide within the Centres and to safeguard them from unnecessary development that otherwise might be permissible when assessed against the Main Centre, Main Centre Outer Area and Local Centre policies.

19.2.10. In accordance with the Strategic Land Use Plan, the policies of the Island Development Plan direct the majority of new development to the Main and Local Centres and to retain and enhance the distinctive qualities and features of Guernsey's countryside.

19.2.11. The Island Development Plan therefore seeks to balance development pressures with the need to protect and, where possible, enhance the natural environment by ensuring the proportionate management of development. It is acknowledged that, where compatible with other policies of the Island Development Plan, existing uses will be supported to enable them to continue to operate and to expand, as appropriate. This is particularly relevant to the agriculture industry and the policies of the Island Development Plan support this commercial activity through the inclusion of policies that will enable its continuation and growth. The Authority recognises the reasonable aspirations of householders to alter or extend their properties and the Island Development Plan affords a significant degree of flexibility so that reasonable development aspirations can be met (see Policy GP13: Householder Development). This flexibility equally applies to householders across the Island.

19.2.12. Care will be taken to ensure that development does not result in the unnecessary loss of open space or erosion of the character of the particular landscape of the locality concerned. Wherever possible, development will also be expected to avoid the unnecessary loss of natural landscape or built features, such as walls, parish boundary markers, etc., that contribute positively to the character of an area. This will assist in protecting important open spaces and the local distinctiveness of an area and help to maintain the rural character of the countryside. However, the value of the landscape and open and undeveloped land will be required to be assessed in a wider context rather than in terms of the impact development might have on an individual site. Development that affects landscape character or distinctive natural or built features will be considered in the wider context of the landscape value of a particular locality. In assessing development proposals, the Authority will balance the character of the locality concerned with the aspirations for development as set out above.

19.2.13. In considering proposals for new forms of development within open and undeveloped areas, the Authority will seek to ensure that it is a form of development supported by the policies of the Island Development Plan and will require the development to respect the landscape character within which it is set (see Annex V: Landscape Character). However, development can be of either a contemporary or traditional design approach (see Policy GP8: Design). In respecting the landscape character and openness of an area, a development need not be hidden from public view, but will be required to avoid undermining the wider landscape character and/or openness of an otherwise undeveloped area.

19.2.14. The use of natural landscaping can help to assimilate a development into a rural setting and to mitigate its impact or enhance its contribution to the character of an area. In this respect, development proposals that are considered to be significant in terms of scale, setting and appearance will normally be required to incorporate a landscaping scheme into the development proposals to mitigate impacts and to integrate the development with its surroundings.

19.2.15. In some circumstances the total redevelopment of a site or the extension and alteration of an existing building, even in an otherwise built up area, can present an opportunity to improve the visual access to the open landscape character. This might include relocating a building so that it allows views across the site to the landscape beyond. The Authority will seek to take advantage of such situations when they arise.

Policy GP1: Landscape Character and Open Land

Proposals will not be supported if they would result in the unnecessary loss of open and undeveloped land which would have an unacceptable impact on the open landscape character of an area.

Development will be supported where it:

- a. respects the relevant landscape character type within which it is set; and,**
- b. does not result in the unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area concerned; and,**
- c. takes advantage, where practicable, of opportunities to improve visual and physical access to open and undeveloped land; and,**
- d. accords with all other relevant policies of the Island Development Plan.**

Proposals for development that is considered to be significant in terms of scale, setting and appearance will normally be required to include a landscaping scheme.

19.3. Sites of Special Significance

19.3.1. Sites of Special Significance are areas which have been identified as having special significance because of their archaeological, historical, botanical, geological, scientific, cultural, zoological or other special interest and which it is desirable to preserve, enhance or manage. They are shown in Annex VI: Sites of Special Significance and on the Proposals Map.

19.3.2. The Land Planning and Development (General Provisions) Ordinance, 2007, Part 1, Section 4 extends the definition of development within a Site of Special Significance, resulting in works normally not constituting development requiring planning permission, such as any works which disturb the ground and materially affect the special interest of the Site of Special Significance, or significant clearance of vegetation. This places significant constraints on development that might harm the special interest of a Site of Special Significance. A significant number of exemptions from the requirement for planning permission under the Land Planning and Development (Exemptions) Ordinance, 2007 are not available in Sites of Special Significance and certain changes of use to agricultural and horticultural uses amount to development in those areas when they do not in others. Also, the Authority is required to consider whether an Environmental Impact Assessment

is required in relation to anything other than minor development in such an area. The Authority must also consider certain important considerations set out in the Planning Law when considering proposals in relation to a Site of Special Significance.

19.3.3. The Island Development Plan includes the designation of nine Sites of Special Significance, as shown on the Proposals Map and in Annex VI: Sites of Special Significance, which have been identified as having outstanding botanical, scientific or zoological interest. None of the Sites of Special Significance currently designated within the Island Development Plan have been designated on grounds other than botanical, scientific or zoological interest, however, on receipt of robust evidence, the Authority may choose to designate other Sites of Special Significance through a proposal for a Local Planning Brief or Subject Plan, which will be subject to a Public Inquiry.

19.3.4. The Sites of Special Significance are:

- Cliffs;
- Fort Hommet headland & Vazon Coast;
- La Claire Mare, La Rousse Mare, the rest of the Colin Best Nature Reserve, Lihou headland & L'Erée shingle bank;
- L'Ancrese Common;
- Les Vicheries & La Rue Rocheuse (extending to La Saline & Rocquaine sand dunes);
- Lihou Island;
- Port Soif to Pont du Valle (including Vale Pond & extending to Cobo);
- South Vazon & La Grande Mare wet meadows;
- St Sampson's Marais & Château des Marais.

19.3.5. The principal aim of this policy is to, wherever possible, ensure development will not damage the special interest of a Site of Special Significance. However, many of these areas have within them existing commercial and recreational uses and it is recognised that these uses need to be afforded a reasonable ability to maintain their current levels of activity and to expand, where this is consistent with other relevant policies of the Island Development Plan. Therefore, although there is intended to be a high level of protection of the special interest of Sites of Special Significance, the Island Development Plan will give some flexibility to support existing uses where this does not negatively impact on the special interest of the area.

19.3.6. The Sites of Special Significance, the reasons why they have been identified and why it is desirable to preserve, manage or enhance them, is set out in Annex VI: Sites of Special Significance. To facilitate this, following adoption of the Island Development Plan, the Authority will publish guidance for the whole or part of each Site of Special Significance which will set out in greater detail the special interest of the particular area and the reason which it has been designated a Site of Special Significance in order to inform existing land owners, occupiers and businesses, together with developers and their agents. The aim of the guidance will be to help understanding of how best to avoid any negative impacts of development on the special interest of the Site of Special Significance, to identify development that, if carried out in a specific manner, would not need planning permission and to identify the opportunities for enhancement of the area's special interest that might exist through development. The guidance will include details about the extent to which operations would constitute development for each area, how this impacts on the requirement for planning permission and how it will influence how proposals for development within the particular Site of Special Significance will be considered.

19.3.7. The Site of Special Significance guidance documents will be subject to public consultation and, once published by the Authority, will be Supplementary Planning Guidance and will be taken into account when considering proposals for development in the Site of Special Significance against the policy below. Until such time as the Supplementary Planning Guidance for a specific Site of Special Significance is agreed by the Authority development proposals will be considered against Policy GP2: Sites of Special Significance below.

19.3.8. Development which supports existing uses located within a Site of Special Significance and which accords with the other relevant policies of the Island Development Plan and enhances, or at least does not have an unacceptable adverse impact, on the special interest of the Site of Special Significance, including during the construction phase, will be supported.

19.3.9. Where proposals are for wholly new development or support existing uses and would have an impact on the special interest of the Site of Special Significance the applicant must demonstrate that any negative impacts can be successfully mitigated or offset. Where proposals support existing uses there should be no significant negative impacts on the special interest of the Site of Special Significance. Where proposals are for new development there should be no net loss in special interest. Mitigation must follow the following sequential approach:

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1. Avoid impacts by considering alternative sites or locations for the development;
2. Minimise impacts by taking measures to reduce the duration or extent of the impacts;
3. Restore the site on completion of the development by returning the area to its condition before the impacts occurred;
4. Offset the impacts. (Only where the first three stages have been thoroughly tested will offsetting be considered. This allows for any residual adverse impacts to be offset, preferably on-site, but potentially off-site. This could be achieved, for example by restoring a habitat or reducing or stopping the loss of biodiversity within the Site of Special Significance or on an alternative appropriate site.)

19.3.10. The States approved the 'Biodiversity Strategy for Guernsey', in 2015 and this helps to set a framework within which Guernsey's biodiversity can be protected and enhanced. If the special interest of a Site of Special Significance includes biodiversity, the Biodiversity Strategy, and details emerging from it, will be taken into account when considering proposals for development that may affect a Site of Special Significance.

19.3.11. The Authority will consider applying planning conditions or entering into a planning covenant to ensure mitigation or offsetting measures are implemented.

Policy GP2: Sites of Special Significance

Proposals for new development within a Site of Special Significance will only be permitted where it can be demonstrated that:

- a. they will not have an adverse impact on the special interest of a Site of Special Significance and the development accords with all other relevant policies of the Island Development Plan; or,
- b. where there is an adverse impact it can be successfully mitigated so that there is no net loss of the special interest in accordance with a scheme approved by the Authority; or,
- c. where there is an adverse impact any loss of habitat can be satisfactorily offset, either on or off the development site, in accordance with a scheme to be approved by the Authority; and,
- d. the development accords with all other relevant policies of the Island Development Plan.

Proposals for extension, alteration and redevelopment of existing uses within a Site of Special Significance will be supported where:

- i. they will not have an adverse impact on, and will, where possible, enhance, the special interest of a Site of Special Significance; or,
- ii. any adverse impact can be successfully mitigated in accordance with a scheme agreed by the Authority so that there are no significant impacts on the special interest of the Site of Special Significance; and,
- iii. the development accords with all other relevant policies of the Island Development Plan.

Development which would have a negative and/or damaging impact on the special interest of a Site of Special Significance which cannot be satisfactorily mitigated or offset will not be supported.

The Authority will consider applying planning conditions or entering into a planning covenant to ensure the implementation of mitigation or offsetting measures.

Where the special interest of a Site of Special Significance includes biodiversity, the Biodiversity Strategy, and details emerging from it, will be taken into account when making a decision on a planning application that may affect a Site of Special Significance.

Any agreed Supplementary Planning Guidance for the whole or part of a Site of Special Significance will be taken into consideration when considering proposals for development.

19.4. Areas of Biodiversity Importance

19.4.1. Biodiversity is the diversity of life and can be defined as the totality of genes, species and ecosystems of a region and includes the variety of life forms found at all levels of biological systems. The interdependence between living things, rocks and soils and water and air all interact to create a range of conditions that favour life on earth. Biodiversity underpins the fabric of the natural environment and is a crucial component of what makes Guernsey attractive to Islanders and visitors.

19.4.2. The Strategic Land Use Plan requires the Island Development Plan to contain policies that resist the unnecessary loss of significant areas of biodiversity. Guernsey's most important sites for biodiversity are identified as Sites of Special Significance and the planning legislation and policies in the Island Development Plan afford a high level of

protection in these areas. (See Policy GP2: Sites of Special Significance and Annex VI: Sites of Special Significance). However, there are a number of other sites that do not have a sufficient level of special interest to be designated as a Site of Special Significance (where there will often be significant constraints on development opportunities) but nevertheless contribute significantly to the biodiversity of the Island. The designation of Areas of Biodiversity Importance provides a mechanism to offer some protection and enhancement of such sites when development proposals are being considered.

19.4.3. Areas of Biodiversity Importance have been identified in the Island Development Plan and are shown on the Proposals Map (the Foreshore Area of Biodiversity Importance is shown in sky blue and all other Areas of Biodiversity Importance are shown in green hatching. Policy GP3 applies to both). Some of the Areas of Biodiversity Importance support the special interest of a Site of Special Significance by providing either natural buffers or wildlife corridors. Others do not have sufficient special interest to be designated as a Site of Special Significance but nonetheless are important in supporting the biodiversity of the Island. If robust evidence emerges that other sites have sufficient interest to be designated as Areas of Biodiversity Importance the Authority may designate further Areas of Biodiversity Importance through proposals for a Local Planning Brief or a Subject Plan which will be subject to a Public Inquiry.

19.4.4. Designation of an Area of Biodiversity Importance is not intended to prevent development that is capable of satisfying the tests in this policy and would otherwise be acceptable under the policies of the Island Development Plan. However, in recognition of the identified importance of the biodiversity on these sites, proposals for development within an Area of Biodiversity Importance will be carefully assessed in order to secure protection and positive enhancement of biodiversity through development, where possible, and to minimise any negative impacts. Where impacts cannot be avoided, appropriate mitigation will be sought.

19.4.5. The effect of development on biodiversity will differ from site to site depending on the degree of biodiversity interest on a particular site, the type of development proposed and how it will be used. Development can offer opportunities to enhance biodiversity and harmful effects can usually be mitigated. In these areas it will be expected that the impacts of development on biodiversity will be considered at the outset of the design and development process so that negative impacts are appropriately and proportionately minimised and opportunities to enhance biodiversity through the development process are taken in accordance with a scheme approved by the Authority. The Authority will consider applying planning conditions or entering into a planning covenant to ensure the implementation of mitigation measures. However, a proportionate approach will be taken in

this respect and the type and scale of development proposed and its impact on biodiversity will be taken into consideration.

19.4.6. In order to exercise proportionality and to achieve an appropriate balance between protecting and promoting biodiversity and supporting development which would otherwise be acceptable under the policies of the Island Development Plan, this policy will not apply to householder development within the curtilage of a dwelling, which the Authority considers is unlikely to have an unacceptable impact on the biodiversity interest of an Area of Biodiversity Importance.

19.4.7. The States approved the 'A Biodiversity Strategy for Guernsey', in 2015 and this helps to set a framework within which Guernsey's biodiversity can be protected and enhanced. The Biodiversity Strategy, and details emerging from it, will be taken into account when considering proposals for development that may affect an Area of Biodiversity Importance.

Policy GP3: Areas of Biodiversity Importance

Development within an Area of Biodiversity Importance will be supported provided that:

- a. proposals demonstrate that the biodiversity interest of the site has been considered and taken into account as part of the design and development process; and,**
- b. the biodiversity interest of the area has been protected and, where possible, enhanced; or,**
- c. any negative impacts can be appropriately and proportionately mitigated in accordance with a scheme to be approved by the Authority.**

The Authority will consider applying planning conditions or entering into a planning covenant to ensure the implementation of mitigation measures.

The Biodiversity Strategy for Guernsey, and details emerging from it, will be taken into account when making a decision on a planning application that may affect Areas of Biodiversity Importance.

This policy does not apply to householder development within the curtilage of a dwelling.

19.5. Conservation Areas

19.5.1. The Strategic Land Use Plan supports policies that enable the enhancement of the culture and identity of the Island by protecting local heritage and a diversified, broadly balanced economy. The Island's heritage is an irreplaceable resource, however it is important to conserve and enhance it in an appropriate way which recognises areas of special value whilst accommodating the development and change that is required so that the social and economic objectives of the States of Guernsey can be met. Therefore, the policy is to take a proportionate approach to the level of protection afforded so that areas of special architectural and historic interest can be identified, conserved and, where appropriate, enhanced to allow the reasonable management of change within them, whilst allowing for greater change in other less special areas to meet the social and economic objectives of the States of Guernsey and the aspirations of property owners. However, the Authority must also pay special attention to certain important considerations set out in the Planning Law when considering proposals in relation to Conservation Areas.

19.5.2. The Island Development Plan identifies twenty six Conservation Areas which are shown on the Proposals Map. These have been designated on the basis of the outstanding qualities of their special architectural and historic interest. A summary of significance and reason for designation for each Conservation Area can be found in Annex VII: Conservation Areas. All of these areas have a cohesive, recognisable sense of place where buildings and spaces between them interact to form a notable, distinctive character and appearance worthy of special consideration and respect when considering proposals for development. In recognition of the proportionate approach required by the Strategic Land Use Plan the Conservation Areas are those areas which have a distinct special character and architectural and historic interest and where there are very few features or buildings that detract from their overall collective value.

19.5.3. In accordance with the spatial strategy of the Strategic Land Use Plan, the Island Development Plan directs the majority of new development to the Main and Local Centres and some Conservation Areas fall within these areas. Other Conservation Areas fall Outside of the Centres and are not likely to be subject to significant development pressure. In all Conservation Areas, however, development will need to be accommodated in order to provide for the social and economic development requirements of the Island, as identified within the Strategic Land Use Plan and supported by other policies in the Island Development Plan. When appropriately designed, development will conserve the special interest of the Conservation Area and can make a positive contribution, offering opportunities for enhancement of the special qualities of the particular Conservation Area.

19.5.4. Buildings, or other structures, either individually or through their group value and distinctive features, including walls and boundary treatments, can make a valuable positive contribution to the character of a particular Conservation Area and, where it is identified that they form part of the special architectural and historic character of the area, their demolition will be resisted unless the replacement building, feature, structure or vacant site makes an equal or enhanced contribution to the character and appearance of that Conservation Area. Development which proposes the demolition of a building or feature in a Conservation Area which detracts from or makes no contribution to the specified particular character and appearance of the Conservation Area will be supported in principle. Therefore, this policy does not prevent development from occurring in Conservation Areas, but will seek to ensure it conserves and, where possible, enhances the character and appearance of the Conservation Area concerned. There is likely to be considerable scope for architectural interpretation within these parameters.

19.5.5. There is a range of special and individual features and buildings which determine the special architectural and historic qualities of a particular Conservation Area. This can relate to distinctive features including the presence of particular boundary treatments, the age and historic interest of buildings in the area, the spaces between the buildings and how the spaces and buildings relate to each other, the form and position of development and materials used. There will be a different combination of these and other factors in a particular Conservation Area which will determine its own special character. The aim of this policy is to ensure that development within a Conservation Area respects, conserves and, where possible, enhances the character and appearance of the particular Conservation Area and its special interest rather than the application of the policy in the same way across all Conservation Areas regardless of their particular special interests. Where proposals would not adversely affect the character and appearance and special interest of a particular Conservation Area they will generally be supported providing that they accord with all of the other relevant policies of the Island Development Plan.

19.5.6. The Authority has therefore prepared a summary of the special architectural and historic interest of each designated Conservation Area. These are set out in Annex VII: Conservation Areas which will be taken into account when considering proposals for development in Conservation Areas. The Authority will also prepare Conservation Area Character Appraisals for each of the Conservation Areas which will help land or building owners, as well as developers and their agents, understand in more detail what is special about particular Conservation Areas so that development can be designed to sustain or minimise harm to the character and appearance of the Conservation Area. Where a Conservation Area Character Appraisal has been published it will be Supplementary Planning Guidance and will be taken into account when considering proposals for development within that Conservation Area.

Policy GP4: Conservation Areas

Proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.

Proposals that would result in the demolition of a building, structure or feature in a Conservation Area that contributes to the character, architectural or historic interest and appearance of the particular Conservation Area will only be supported where any replacement building, feature, structure or vacant site makes an equal or enhanced contribution to the character of that Conservation Area.

The demolition of a building, structure or feature in a Conservation Area which does not contribute to the character, architectural or historic interest of the particular Conservation Area will be supported providing that proposals are in accordance with all other relevant policies of the Island Development Plan.

The summaries of special architectural and historic interest set out in Annex VII: Conservation Areas of this Plan will be taken into account when considering development proposals. Where a Conservation Area Character Appraisal has been published by the Authority it will also be taken into account.

19.6. Protected Buildings

19.6.1. Protected buildings are listed and regulated through the Land Planning and Development (Guernsey) Law, 2005, and the Land Planning and Development (Special Controls) Ordinance, 2007. There are approximately 1,600 properties currently on the protected buildings list and the Authority must also take into account certain special considerations under the planning legislation, in addition to the policies in this Island Development Plan, when considering proposals which could affect them.

19.6.2. Protected buildings are located throughout the Island and are listed because of their special historic, architectural, traditional or other interest, the character of such it is considered of public importance to preserve. It is the duty of the Authority under the planning legislation, when considering development proposals, to secure, as far as possible, that the special characteristics of a protected building and its setting are preserved. However, this does not mean that development cannot occur to, or around, a protected building and preserving, as far as possible, the special interest of a building must

be considered with the reasonable aspirations of property owners where development otherwise accords with the policies of the Island Development Plan and the social and economic benefits of a development. Often, development of a protected building needs to take place in order to sustain its special interest. Without investment and adaptation there is a danger that protected buildings will become obsolete and unable to be used for their intended purpose, fall into disrepair and, potentially, be permanently lost.

19.6.3. The Strategic Land Use Plan states that policies of the Island Development Plan relating to the built heritage should be informed by an understanding of the character and quality of the built heritage, its various elements and their relative value so that a proportionate approach can be taken to the level of protection afforded and to the reasonable management of change. The Strategic Land Use Plan notes this is particularly important in the case of protected buildings. There is a need to promote economic investment in the Main Centres and to encourage more people to live, work and socialise in these areas. Whilst it is important to retain their historic identity it is equally important to allow for development which will provide investment and development which supports, and is capable of meeting, the economic and social demands of the future. Protected buildings contribute in a very positive way to the historic setting of the Main Centres and their economic and social value. However, in these areas very careful consideration will be given, when assessing proposals for development, to the economic and social value of the proposed development and its contribution to enhancing the vitality of the Main Centre as well as other environmental considerations, including the conservation of buildings, where there is not an adverse effect on the special character of a protected building or its setting. This will be particularly relevant for Regeneration Areas which have been identified as areas where a co-ordinated, focused and positive approach to development could attract inward investment in the Main Centres and which are most likely to provide economic, social and environmental improvements for the benefit of the community (see Policy MC11: Regeneration Areas).

19.6.4. Therefore, this policy provides for the appropriate development of, and to manage change of, the historic environment in order to secure, as far as possible, the particular special interest of protected buildings whilst at the same time taking into consideration the requirement to meet the social and economic aims of the States of Guernsey and the reasonable aspirations of property owners.

19.6.5. There will be differences between the special interest and the relative importance of different protected buildings and features. This policy will, therefore, be applied to all protected buildings and, in assessing whether impacts are acceptable, it will be applied proportionately depending on the importance of the special interest of the particular

building, including its special character, features and setting, and the degree to which it is affected by proposed development considered with the legitimate reasonable aspirations of property owners and the contribution the development would make to the economic and social objectives of the States of Guernsey.

19.6.6. Through the policies of the Island Development Plan, the Authority will positively consider the development of protected buildings. It will aim to ensure, so far as is possible, the special interest, including the special character, features and setting, of a protected building are preserved in a manner that is proportionate to its special interest. Proposals for development that do not adversely affect the special interest of a protected building will be assessed against the requirements of the other relevant policies of the Island Development Plan.

19.6.7. Where proposals would have an adverse effect on the features of special interest of a protected building the relative importance of the feature/s or setting will be considered in the context of its individual contribution to the special interest of the protected building as a whole and whether the adverse effect on that particular feature/s would adversely affect the overall special interest of the protected building. This will be considered proportionately with the reasonable expectations of property owners and the social and economic benefits of the proposed development to determine whether the impacts are acceptable. Where the importance of the particular special interest of a building or feature is significant (by reason of rarity, for example) and proposals would have an adverse effect on the special interest of the protected building, planning permission will not normally be granted. However, in the majority of cases a combination of careful design and implementation, mitigation and recording is likely to be able to address negative impacts and support the management of change in protected buildings. When designing a development, applicants will be expected to demonstrate an understanding of the special interest of the protected building so that it can be taken into consideration at the outset of the design and development process and, wherever possible, any negative effects on the special interest can be avoided.

19.6.8. Extension and alteration of a protected building will be supported where the development does not have an adverse effect on the special interest of the particular protected building or its setting and proposals accord with other relevant policies of the Island Development Plan. Proposals to extend and alter protected buildings will be expected to respect the special interest of the building. This may result in a contemporary or traditional approach to design but, whatever the chosen approach, development should consider and respect, without necessarily replicating, the scale, mass, detail and historic interest of the protected building.

19.6.9. There is a presumption against the demolition of the whole or part of a protected building. For the purposes of the Island Development Plan demolition of a protected building means razing the protected building to the ground. Partial demolition means the demolition of substantial parts of the building such as extensions, but does not extend to removal of interior fabric which will be considered to be an alteration. However, substantial removal of internal fabric in a single phase of development would cumulatively amount to partial demolition for the purposes of this policy if that internal fabric is part of the special interest of the protected building.

19.6.10. The demolition or partial demolition of a protected building will only be permitted where it is demonstrated that the building is structurally unsound and is technically incapable of repair or the demolition or partial demolition relates to a structure which detracts from the special interest of the protected building or where the economic, social or other benefits of the proposed development and, where appropriate, its contribution to enhancing the vitality of a Main Centre, are demonstrated to outweigh the presumption against the loss or partial loss of the protected building.

Policy GP5: Protected Buildings

Proposals to extend or alter a protected building will be supported where the development does not have an adverse effect on the special interest of the particular protected building or its setting or where the economic, social or other benefits of the development and, where appropriate, its contribution to enhancing the vitality of a Main Centre outweigh the presumption against adversely affecting that special interest. In all cases proposals must also accord with all other relevant policies of the Island Development Plan.

There is a presumption against the demolition or partial demolition of a protected building and this will only be permitted where:

- a. it is demonstrated that the building is structurally unsound and is technically incapable of repair; or,**
- b. the demolition or partial demolition relates to a structure which detracts from the special interest of the protected building; or,**
- c. it is demonstrated that the economic, social or other benefits of the proposed development and, where appropriate, its contribution to enhancing the vitality of a Main Centre outweighs the presumption against the loss or partial loss of the protected building.**

19.7. Protected Monuments

19.7.1. Protected monuments are listed and regulated through the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (Special Controls) Ordinance, 2007. There are approximately 350 protected monuments on the protected monuments list and the Authority must also take into account certain special considerations under planning legislation, in addition to the policies in the Island Development Plan, when considering proposals which could affect them.

19.7.2. Protected monuments are located throughout the Island and are listed because of their special archaeological, historic, traditional, artistic or other special interest which it is considered of public importance to preserve. It is the duty of the Authority, when considering development proposals, to ensure, as far as possible, that protected monuments are protected and preserved. This requirement extends to land adjoining a protected monument which is necessary for the support or preservation of the monument or its setting. A protected monument can be a monument, structure, artefact, cave, ruin or remain but does not include buildings which are on the protected buildings list (see Policy GP5: Protected Buildings). Protected monuments can be entirely man-made or can be a natural feature with human influence and may be located above or below ground. They include structures such as steps and statues, as well as the numerous fortifications and menhirs throughout the Island. Many monuments and the land surrounding them have high archaeological value (see Policy GP7: Archaeological Remains).

19.7.3. Protected monuments, including their settings and any land adjoining them which is necessary for the support or preservation of the monument or its setting, are very sensitive to development. The Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (Special Controls) Ordinance, 2007 offer them significant protection and there is a presumption against development that affects a protected monument and its setting.

19.7.4. The Authority is required to balance, so far as possible, the purposes of the Planning Law and the objectives set out in the Strategic Land Use Plan. The Strategic Land Use Plan requires the Island Development Plan to put in place policies which will enable the States of Guernsey economic, social and environmental objectives to be met. However, the Strategic Land Use Plan recognises the importance of enhancing the Island's culture and identity by conserving and protecting local heritage and states that policies of the Island Development Plan should be informed by an understanding of the character and quality of its various elements and their relative value so that a proportionate approach can be taken to the level of protection afforded. This policy gives protected monuments a high level of

protection from change in order to support, preserve and protect them in view of the public importance in their preservation by reason of which they are listed.

19.7.5. Therefore, this policy will limit the possibility for development which will directly affect a protected monument or the site on which it is located, to only that which is required for a purpose connected with enabling or facilitating access to, or enhancing appreciation of, the protected monument by the public where there are no adverse effects on the special interest of the protected monument and proposals accord with other relevant policies of the Island Development Plan.

19.7.6. Where development would have an impact on the setting of a protected monument the significance of the particular impact will be a consideration and, in cases where proposals would have a significant and unacceptable impact, planning permission may not be granted. However, in the majority of cases a combination of careful design and implementation, mitigation and recording is likely to be able to address negative impacts and support the management of change on sites that are within the setting of a protected monument. When designing a development, applicants will be expected to demonstrate an understanding of the special interest of the protected monument so that it can be taken into consideration at the outset of the design and development process and any negative effects on the special interest can be avoided.

19.7.7. There is a presumption against planning permission being granted for development affecting a protected monument. Demolition or partial demolition of a protected monument is a significant and irreversible act and may only be supported where it is demonstrated that the monument is structurally unsound and is incapable of repair and represents a danger to the public so as to outweigh the presumption.

Policy GP6: Protected Monuments

Proposals for development which directly affects a protected monument, or the site on which it is located, will be supported where it is required for a purpose connected with enabling or facilitating access to, or enhancing appreciation of, the protected monument by the public and where there is no adverse effect on the special interest of the protected monument and proposals accord with other relevant policies of the Island Development Plan.

There is a presumption against the demolition or partial demolition of a protected monument and this will only be permitted where it is demonstrated that the protected monument is structurally unsound and is technically incapable of repair

and represents a danger to the public so as to outweigh the presumption.

Proposals for development outside of the protected monument site but which affect its setting will be supported where the development does not adversely affect the particular protected monument and proposals accord with other relevant policies of the Island Development Plan.

19.8. Archaeological Remains

19.8.1. Archaeological remains provide evidence of past human activity in Guernsey and can be of great interest to Island residents and visitors. Archaeological sites form part of Guernsey's unique history and culture. Significant remains within the Island include pre-historic landscapes, burial mounds, standing stones, mediaeval road patterns, Iron Age and mediaeval field systems, fortifications, agricultural, domestic and ecclesiastical buildings and ancient settlements. They are vulnerable to damage, especially from groundwork during development, and, once lost, cannot be replaced. It is therefore important that archaeological remains are recorded and protected, where possible, as part of the development process. However, development can also have a positive role to play in archaeology through, for example, fortuitously discovering artefacts previously undiscovered.

19.8.2. Annex VIII: Archaeological Assessment provides a representative selection of sites and areas of known archaeological importance. This is not an exhaustive record and a more definitive list of sites and areas of archaeological importance is provided by the Sites and Monuments Record (SMR), compiled and maintained by the States of Guernsey Committee *for* Education, Sport and Culture. The SMR is a live record that can be updated on the discovery of new findings. This list should be referred to when considering any development which involves ground work.

19.8.3. Rarely will the presence or discovery of archaeological remains prevent development from occurring, as any negative effects can usually be appropriately mitigated. Only in exceptional cases, where remains are of outstanding international importance and where unacceptable negative and damaging impacts cannot be mitigated, will the presence of archaeological remains prevent development that would otherwise be acceptable under the policies of the Island Development Plan. Developers are therefore encouraged to assess the archaeological implications of their proposals at an early stage and consider how negative effects can be avoided from the outset of the design and development process. If it becomes evident that a particular development will, or is likely to, have archaeological implications, a number of responses relating to protection of the remains are possible. In

most cases mitigation, through the careful design of development and investigation and recording of artefacts during development and/or through an archaeological watching brief which involves monitoring the situation during the development process, should provide adequate protection and preserve the remains on site. Removal of remains may be acceptable in circumstances where the benefits of the development outweigh the importance of preserving the remains in situ. The Authority will consider the application of a planning condition or entering into a planning covenant to ensure the implementation of agreed mitigation measures.

19.8.4. Sites of Special Significance can be designated on the basis of their archaeological interest. None of the Sites of Special Significance currently designated within the Island Development Plan have been designated on these grounds. However, on discovery of an area of special significance because of archaeological interest the Authority may choose to designate an area of outstanding archaeological interest as a Site of Special Significance and may do so through a proposal for a Local Planning Brief or a Subject Plan that will be the subject of a Public Inquiry. In such circumstances Policy GP2: Sites of Special Significance will apply.

Policy GP7: Archaeological Remains

Proposals that would be likely to adversely affect sites or areas of archaeological importance will be supported where they are in accordance with a scheme, as appropriate and proportionate to the archaeological importance of the site and the development proposed, which is agreed by the Authority, to:

- a. carry out archaeological investigation and recording prior to the development commencing; or,**
- b. make appropriate and satisfactory provision for an archaeological watching brief and recording during construction and for mitigation measures to avoid damage to the remains and to preserve them in-situ.**

Where it is not proposed to preserve the remains in situ the Authority will support proposals where it is demonstrated that the benefits of the development outweigh the importance of preserving the remains in-situ and proportionate mitigation is carried out in accordance with a scheme approved by the Authority.

In all cases proposals must also accord with all other relevant policies of the Island Development Plan.

The Authority will consider applying planning conditions or entering into a planning covenant to ensure the implementation of mitigation measures.

Development which would have an unacceptable negative and damaging impact on remains of international importance will not be supported.

19.9. Design

19.9.1. The Strategic Land Use Plan states that respecting the quality of the physical environment and local heritage and seeking a good standard of design of new development is important in managing physical change in the Island. It notes it is important that new development contributes in a positive way to the Island's built environment. The Strategic Land Use Plan also requires the Island Development Plan to protect open land within the countryside and notes that the distinctive qualities and features of Guernsey's countryside should be retained and enhanced. Good building design can contribute to the creation of a cohesive built environment that enhances the experience of living and working in or visiting the Island. Development that has been designed to relate well to its surroundings can make a positive contribution to the character of an area and can promote a safe and inclusive built environment.

19.9.2. All new development will be expected to achieve a good standard of design which respects and, where appropriate, enhances the character of the environment. Design however relates not only to the architectural style of a building but to constructional efficiency and the quality and sustainability of the materials used. Achieving more sustainable development may require a move away from the traditional design, location and orientation of buildings (Policy GP9: Sustainable Development).

19.9.3. No one design approach for new buildings will be appropriate in all locations and indeed, such an approach would diminish from the varied character of development across the Island. Therefore, the correct approach to building design will depend upon the particular location of development and the specific factors affecting the proposals. Whilst new development should acknowledge the surrounding built form, flexibility in the design of development will be allowed in order to ensure proposals also address issues of sustainable design, mitigation and adaptation to climate change and creating flexible and adaptable spaces within buildings as well as recognising the personal choice and aspirations of property owners. Development should respect the palate of traditional local materials without necessarily being bound by them, unless the special interest of a Conservation Area or protected building or protected monument would be adversely affected. In this respect, the reuse of materials, either on or off site, is expected where this would reduce

environmental impact and would minimise waste.

19.9.4. Some parts of the Island are more sensitive to building design than others. Within Conservation Areas and where development relates to protected buildings or protected monuments and their settings, development will be expected to achieve a particularly high standard of design which should respect the character of the particular environment concerned. This may result in either a contemporary or traditional approach to design but, whatever the chosen approach, new development in such circumstances should consider, without necessarily replicating, the scale, mass, detail and special interest of the surrounding built form to complement the local character. In Sites of Special Significance and Areas of Biodiversity Importance development will be required to be designed in such a way as to avoid or minimise negative impacts on the special interest of a Site of Special Significance or biodiversity, or to provide acceptable mitigation in accordance with a scheme approved by the Authority which could impact on the design and use of materials for buildings in these areas.

19.9.5. In other, less sensitive, areas a good standard of design will be expected, however the Island Development Plan adopts a supportive position with regard to building design in these areas to enable the property owner to exert personal choice in design matters. This adopts the flexible and proportionate approach that underpins the Plan Objectives of the Island Development Plan. In all cases the design of soft and hard landscaping can also help to reinforce local character and distinctiveness, mitigate the impacts of development and can contribute to more sustainable construction and should also be considered from the outset as an intrinsic part of the design process.

19.9.6. Proposals for development offer the opportunity to secure a more accessible environment for both the users of the site and those travelling in the area. Access requirements of people of all levels of mobility and health need to be considered at an early stage in the design process of a development proposal.

19.9.7. Proposals will need to consider how development can be designed to provide the necessary infrastructure and facilities in order to support a range of practicable transport options for reaching the site. Unless there are sound reasons for not doing so, developments within the Main Centres and the Main Centre Outer Areas will be expected to make provision for facilities that will assist in people being able to commute by bicycle, motorcycle or on foot. This might include, for example, the provision of staff showers and changing facilities within commercial developments and the provision of adequate bicycle and motorcycle parking in all new developments. The Authority will require development to be well integrated with the transport network and, where practically possible, proposals

will need to demonstrate excellent pedestrian and bicycle access to, within and through the site, taking opportunities to increase connectivity and create linkages and public through-routes where appropriate (see Policy IP6: Transport Infrastructure and Support Facilities).

19.9.8. The States' Waste Strategy focuses on recycling of waste and prioritises measures to minimise the amount of waste that requires treatment and disposal. This includes new services and facilities to make it easier for Islanders to reduce, reuse, and recycle more. All developments, including commercial uses and multiple new dwellings, are expected to be designed in such a way that they provide adequate individual or communal areas for storage of refuse and recyclable materials.

19.9.9. In accordance with the Strategic Land Use Plan, the Island Development Plan requires the most effective and efficient use to be made of the Island's finite land resource. New development will be expected to take into consideration and to respect, but not necessarily replicate, the character of a location, including the density of surrounding development. In this respect new development will be expected to demonstrate the most effective and efficient use of land. The Strategic Land Use Plan identifies multi-storey buildings as constituting a more efficient use of land than single storey buildings. Therefore development proposals should consider a multi-storey design from the outset, unless there are overriding reasons why this design approach would be unacceptable within a particular locality.

19.9.10. The Main Centres are characterised by high density development which makes the most effective and efficient use of land and creates a strong physical character that provides a distinctive and attractive urban form. In order to continue to make the best use of land and to ensure new development respects the character of the Main Centres, there will be a requirement for high density development, including housing, within the Main Centres. The Island Development Plan supports the provision of taller buildings, including those which are significantly higher than their surroundings, in appropriate locations within and around the Main Centres where this would make a positive contribution to the urban townscape and would not have an adverse impact on an important public view of a landmark, building or monument.

19.9.11. Proposals for development will also be expected to consider the health and well-being of the occupiers of the development and neighbours by means of providing adequate daylight, sunlight and private/communal open space. This could be through the positioning of development and elements of it, such as windows, designing into a development open amenities areas such as private gardens or communal spaces, providing an appropriate outlook from or to the development or including balcony features (see Annex I: Amenities).

19.9.12. Development proposed within predominantly open and undeveloped areas will need to demonstrate that the proposed design and use of materials are appropriate in terms of how the building assimilates into the landscape. By considering the relocation of buildings on a site as part of redevelopment, it may also be possible to secure positive benefits by improving visual access to the countryside and reducing negative impacts on landscape character and neighbours (see Policy GP13: Householder Development and Policies GP16(A) Conversion of Redundant Buildings and GP16(B) Conversion of Redundant Buildings - Demolition and Redevelopment).

19.9.13. One of the Core Objectives of the Strategic Land Use Plan is to enable people to help themselves become independent where possible. Through improvements in health care and social services most Islanders are likely to live longer and maintain active, healthier lives than previous generations. As a result, there will be more people over pension age and fewer people of working age in the decades to come.

19.9.14. Whilst the Spatial Policy will address some of the issues, there is an increasing need to ensure the housing stock can enable people to age in their own homes for as long as possible, reducing the need to provide additional 'care' bed spaces. As a result it will be necessary to design homes in such a way as to provide flexible living space which can be adapted to meet the changing needs of the home owner. Good housing design, built into all new housing from the start, can radically reduce the costs to health, social care and other public services and allows people to live in their own homes, comfortably and safely, for as long as possible. In this context, good design is considered to be design that maximises utility, independence and quality of life while not compromising other design issues, such as aesthetics or cost effectiveness.

19.9.15. 'Lifetime Homes' are ordinary homes designed to incorporate design criteria from the outset that can be universally applied to new homes at minimal cost. In the Guernsey context this relates particularly to the need to incorporate design features in all new development, or to design development so that there is the potential to easily adapt it in the future, which can address the requirements of disabled residents or support the changing needs of occupants as they age. This will provide dwellings, where and when required, that can support people being able to live in their own homes as long as possible. This will reduce the need for home adaptations and give greater choice to disabled people and older people who may not achieve independent living due to an unavailability of suitable housing.

19.9.16. Some design features which affect the basic fabric of a building, such as door and hall widths, may need to be designed into the initial building construction. However, it may

not be necessary to include all design features when dwellings are initially constructed but it is important that they are designed in such a way that features such as entrance ramps could be added easily in the future when required. Therefore, proposals for new residential units will be expected to demonstrate that they have been designed to take account of the requirements of disabled residents and the changing needs of occupants as they age and/or that the development has been designed in such a way that relevant design features can be easily added in the future when required.

19.9.17. In this respect particular attention will be expected to be paid to a number of housing design aspects including, amongst other things:

- car parking (particularly the width of spaces or capacity to widen in the future);
- the approach to a dwelling from the parking area (distance, gradients and widths);
- entrances to buildings (provision of ramps or capacity to include in the future);
- communal stairways and lifts;
- internal doorway and hallway widths.

19.9.18. Proposals to alter or extend existing buildings to facilitate the provision of Lifetime Homes will be supported providing that they accord with the other relevant policies of the Island Development Plan.

Policy GP8: Design

In order to achieve high standards of design which respects and, where appropriate, enhances the character of the environment, proposals for new development will be expected to:

- achieve a good standard of architectural design, including the design of necessary infrastructure and facilities; and,**
- demonstrate the most effective and efficient use of land; and,**
- respect the character of the local built environment or the open landscape concerned; and,**
- consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space; and,**
- provide soft and hard landscaping where this reinforces local character and**

- distinctiveness and/or mitigates the impacts of development and/or contributes to more sustainable construction; and,
- f. demonstrate accessibility to and within a building for people of all ages and abilities; and,
 - g. with regard to residential development, offers flexible and adaptable accommodation that is able to respond to people's needs over time.

Within areas of higher protection, such as Sites of Special Significance, Areas of Biodiversity Importance and Conservation Areas, and where development relates to protected buildings or protected monuments or their settings, development will be expected to conserve the particular special interest of those areas or buildings and the relevant policies relating to those areas shall apply.

19.10. Sustainable Development

19.10.1. The Strategic Land Use Plan sets out expectations that all new development, including the redevelopment and refurbishment of the existing building stock, should demonstrate the wise use of natural resources, should incorporate appropriate sustainable construction techniques and should mitigate, adapt and become more resilient to climate change.

19.10.2. In accordance with this expectation the Plan Objectives of the Island Development Plan promote the provision of sustainable development that will make the most effective and efficient use of land, with the prudent use of natural resources, whilst protecting and managing the natural and built environment. The Spatial Policy of the Island Development Plan concentrates development in the Main and Local Centres which consolidates the majority of social and economic activity in the areas that have the best access to public transport and services and reduces the need to travel by car. This approach helps to reduce the Island's contribution to greenhouse gases. Other policies in the Island Development Plan promote the prudent use of natural resources, including those that enable the supply of renewable energy (see Policy IP1: Renewable Energy Production) and ensure that the physical and natural environment of the Island is conserved and enhanced.

19.10.3. All new development, including refurbishment, extension and alteration of existing buildings, will be expected to achieve a good standard of design which respects and, where appropriate, enhances the character of the environment (see Policy GP1: Landscape Character and Open Land). Design, however, relates not only to the architectural style of a building but to constructional efficiency and the quality and sustainability of the materials used. Many aspects of sustainable design and construction will be addressed by

the requirements of the Building (Guernsey) Regulations, 2012, any subsequent revisions and the associated Guernsey Technical Standards. For example, sound insulation under Part E, water efficiency under Part G, drainage and waste disposal under Part H, the conservation of fuel and power under Part L and access under Part M of Schedule 1 to the Building (Guernsey) Regulations, 2012.

19.10.4. However, the design, layout and orientation of buildings, their form of construction and the materials used have a key role in delivering more sustainable development and reducing energy demand. How the design, method of construction and location of proposals will help to achieve more sustainable development will be expected to be considered at the earliest stages of the design and development process and demonstrated as part of a planning application. As noted by the Strategic Land Use Plan, achieving more sustainable development may require, in some cases, a move away from the traditional design and layout of buildings to make the most effective and efficient use of land, to enable sustainable construction techniques to be used and to best respond to the effects of the natural environment by minimising negative impacts and maximising positive effects, for example solar gain. In order to encourage high standards of sustainable construction the Authority will apply a flexible approach to the design, location and orientation of development where this would not have unacceptable impacts on the character or amenity of an area or an adverse effect on the special interest of a Conservation Area or protected building or protected monument.

19.10.5. The design of development, and the extent of impermeable surfaces proposed as part of it, can have significant implications for flood risk management and the management of the surface water run-off resulting from development. The drainage implications of development should be considered at the early stages of the design process. Drainage solutions will need to form part of development proposals and should address and, where necessary, mitigate any unacceptable increase in flood risk as a result of the development proposed. Consideration should be given to incorporating sustainable drainage measures as part of the development process. The design of soft and hard landscaping can help address drainage and runoff issues positively whilst reinforcing local character and distinctiveness. The Authority will also encourage greater water efficiency through rainwater harvesting.

19.10.6. The Authority will encourage means of harnessing renewable energy to be considered and designed into new development as integral building elements, such as building integrated photo-voltaic infrastructure (BIPI), where it forms the primary roof covering of a building (see Policy IP1: Renewable Energy Production).

19.10.7. Guernsey's built character has historically been shaped by the availability of

locally sourced building materials, such as quarried stone. However, the stone quarried in the Island today is not of an acceptable quality for use in construction, other than as an aggregate for inclusion in concrete or for use as hardcore. Therefore, a balance will need to be struck between the desire to use stone as a finishing material and the character and special interest of some areas, buildings or other structures with the sustainability of incorporating a feature sourced from an off-Island location, potentially at considerable environmental cost. However, where appropriate, it will be necessary for developments to respect the traditional palette of materials without being bound to its use. In this respect, the reuse of materials, either on or off site, is expected where this would reduce environmental impact and minimise waste.

19.10.8. In order to ensure that appropriate environmental management practises are followed during the demolition and construction phases of projects the Authority will require the submission of a Waste Management Plan with a planning application for developments of 5 or more dwellings or for any form of development of a minimum of 1,000 square metres of floor area or where development relates to the demolition and redevelopment of a redundant building or a dwelling which has planning permission to be subdivided or a replacement dwelling on a one for one basis in order to ensure that undue or reasonably avoidable adverse impacts of the demolition and construction of buildings are prevented. This will need to demonstrate how waste is to be minimised during the demolition of any existing buildings or structures or during construction on a particular site, how existing materials are to be reused, either on or off site, and how residual waste will be dealt with, including details of its immediate destination if it is proposed to be transported off site.

19.10.9. The Strategic Land Use Plan recognises that some land uses will be more vulnerable to flooding as a result of climate change than others. It would be inappropriate, therefore, to apply a general policy approach to discourage new development in vulnerable areas. The Island Development Plan therefore requires that the possibility of flooding, and how this might impact on proposed new development, is considered on a case by case basis. Where development is within a vulnerable area but is acceptable in principle proposals must demonstrate that resilience to climate change and flooding has been included as part of the design and development process. In assessing whether an area is vulnerable the Authority will have regard to the recommendations of the Guernsey Coastal Defence Flood Studies and approved strategy, 2013 (Billet d'État XV, July 2013) and subsequent approved actions (see Policy IP10: Coastal Defences) or any amendment or update thereof or any States of Guernsey information and guidance on areas vulnerable to flooding.

19.10.10. The Island Development Plan supports the alteration and adaptation of the existing building stock to increase resilience to climate change and flooding where this would not have adverse effects on the special interest of a Conservation Area or a protected building or protected monument and would not have unacceptable adverse impacts on the amenities of neighbouring uses and otherwise accords with the other relevant policies of the Island Development Plan. The Authority recognises and encourages the reasonable aspirations of people to improve protected buildings and buildings in Conservation Areas in order to mitigate and adapt to climate change. Indeed, it will normally be possible to achieve the aims of this policy and sustain the special interest of the Conservation Area or protected building but this requires the developer to understand the special interest of the area or of the building concerned and to appraise all options for the development before carefully considering the most appropriate design solution. It should be possible to meet the objective of positively responding to climate change through the development of the existing building stock without causing an adverse effect on the particular character, feature or setting of a Conservation Area or protected building or protected monument.

Policy GP9: Sustainable Development

Proposals for new development, and the refurbishment, extension and alteration of existing buildings, will be supported where it has been demonstrated that:

- a. they have been designed to take into account the use of energy and resources and any adverse impact on the environment through paying particular regard to the location, orientation and appearance of the building, the form of construction, the materials used and its resilience to climate change and flooding; and,**
- b. they will not have unacceptable impacts on the amenities of neighbouring properties or an adverse effect on the special interest of Conservation Areas, protected buildings or protected monuments; and,**
- c. the proposals accord with all other relevant policies of the Island Development Plan.**

Development of five or more dwellings or any form of development of a minimum of 1,000 square metres of floor area or where development relates to the demolition and redevelopment of a redundant building or a dwelling which has planning permission to be subdivided, or a replacement dwelling on a one for one basis will require a Waste Management Plan to be submitted with a planning application, which shall demonstrate, how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with.

19.11. Comprehensive Development

19.11.1. The Strategic Land Use Plan acknowledges that development is required to secure the economic and social objectives of the States of Guernsey. It also emphasises the important role that the maintenance and enhancement of the natural and built environment and the wise management of natural resources will play in improving the quality of life of Islanders and achieving the economic, social and environmental objectives of the States of Guernsey. However, the competing demands for land will need to be managed and balanced in order to achieve this. It is vital, therefore, in considering proposals for development that the most effective and efficient use is made of the finite land resource available on the Island. The Island Development Plan reflects these requirements in its Principal Aim and through the Plan Objectives.

19.11.2. The Authority therefore requires that the development of sites is planned in a comprehensive way to ensure the most effective and efficient use of land to accord with the Strategic Land Use Plan and Plan Objectives of the Island Development Plan. Other than in relation to householder development, the division or piecemeal development of sites or land will not be supported where this would, in the opinion of the Authority, result in the underdevelopment of a site. When considering proposals the Authority will consider carefully the development of sites in terms of density, type and form of development and whether the most effective and efficient use is made of it in relation to the development proposed.

Policy GP10: Comprehensive Development

In considering proposals for development the Authority will take into account the need for individual proposals to conform to a comprehensive scheme for the whole site or area in order to make the most effective and efficient use of the land.

Proposals will not be supported where their implementation in isolation would compromise the most effective and efficient use of land.

19.12. Affordable Housing

19.12.1. The Strategic Land Use Plan allows for the Island Development Plan to put in place policies that require market housing to contribute towards affordable housing and to do so using planning covenants or through imposition of conditions on grant of planning permission. Section 8(2) of the Land Planning and Development (Guernsey) Law, 2005,

requires the Island Development Plan to set out, where appropriate, policies for facilitating development by the promotion of planning covenants.

19.12.2. Affordable housing is defined by Section 2(1) of the Land Planning and Development (Planning Covenants) Ordinance, 2011 and is comprised of Social Housing and Intermediate Housing, which are also defined in the Ordinance. In general terms:

- Social Housing is owned and controlled by the States of Guernsey or a registered Housing Association or other person and is generally reserved for households on low incomes and includes specialised housing;
- Intermediate Housing is owned or controlled by the States of Guernsey or a registered Housing Association or other person and can be offered on a basis that includes part ownership or similar schemes mainly for households that do not qualify for social housing but cannot meet the full cost of renting or buying appropriate housing on the private market without some form of subsidy.

19.12.3. Trends show that housing affordability in Guernsey has been a long term issue. It has also been shown through evidence that larger private market housing schemes can remain viable when required to provide a proportion of affordable housing through on-site provision. This can be achieved whilst meeting the reasonable expectations of all stakeholders involved in the residential development sector.

19.12.4. The Authority's approach to affordable housing is to require larger private market housing developments to contribute to the provision of affordable housing. Planning covenants will generally be used for all schemes that require the delivery of affordable housing as set out within this policy. Further details on the implementation of this policy are set out in Supplementary Planning Guidance: Affordable Housing.

19.12.5. The affordable housing requirement is to be met by the provision of land for affordable housing development on the subject site. However, the Authority, having regard to what is feasible in each case, will consider accepting the provision of units or, in exceptional cases, off-site land or unit provision. This may be in situations where the particular form of development, for example where a block of flats is proposed, or particular site restrictions are such that the transfer of land for affordable housing is not practical.

19.12.6. The requirement to provide affordable housing will be applied to the developable portion of the site in each case. This may be smaller in size than the overall site. The division

or piecemeal development of sites will not be accepted and the Authority will consider carefully the development of sites in terms of density and mix of residential types to ensure the proposals are appropriate for the site concerned. Proposals that, in the opinion of the Authority, represent the underdevelopment of a site are likely to result in the refusal of planning permission (see Policy GP10: Comprehensive Development). Proposals must also be consistent with the relevant Plan Objectives of the Island Development Plan and any other relevant policies.

19.12.7. The mix of unit types and tenure provided in each case would be informed by information produced by other States' Committees relating to this issue, such as the most recent Housing Needs Study or any subsequent amended or revised document produced by Housing, the Committee *for the* Environment & Infrastructure, the Housing waiting lists held by the Committee *for* Employment & Social Security or any relevant direction by the States of Guernsey. It will be necessary to vary the mix of social, intermediate and private market housing on a case-by-case basis, as well as the mix of intermediate housing, in order to respond to need at any specific time and in order to ensure the development is most appropriate for a particular location.

19.12.8. The percentage requirement of this policy may be reduced where it can be demonstrated that the application of this policy, including all provisions for options such as those relating to the mix of unit type and tenure and the provision of land or units on or off site to the States or a housing association, the level of affordable housing required and/or the particular site constraints, would make the development otherwise unviable. In such circumstances, the Authority will assess economic viability by using recognised financial viability models and may consult independent viability assessors as part of the assessment process, particularly where there is dispute over viability issues. In altering or reducing the affordable housing requirement the circumstances of the particular proposal will be considered and the maximum percentage of affordable housing provision which is viable for that site will be required. As the cost of consulting an independent viability assessor will be borne by the applicant, this can be included in the viability appraisal of their proposal.

19.12.9. Dwellings or land will generally be transferred to the States of Guernsey or a registered housing association and retained for affordable housing in perpetuity. The Authority will consider ensuring such provision of affordable housing through attaching conditions to permissions or by entering into planning covenants with landowners.

19.12.10. To support the introduction of this policy and to afford all parties involved a period to adapt to the revised situation, a transition period of 3 years shall be implemented from the date of adoption of the Island Development Plan by the States of Guernsey. This

transition period will phase in the full application of the headline percentage requirement for Affordable Housing, as set out in Policy GP11, on a sliding scale. Details of the transitional requirements are set out in Supplementary Planning Guidance: Affordable Housing.

19.12.11. At the end of the transition period, the full headline percentage requirement as set out in Policy GP11 will apply. Supplementary Planning Guidance: Affordable Housing provides further advice on the transition period and the Authority's policy for the provision of affordable housing as required by this policy. The guidance is designed to complement and support the Island Development Plan and should be read in conjunction with it and will be taken into account by the Authority in determining relevant housing proposals.

Policy GP11: Affordable Housing

The Authority will require proposals for development resulting in a net increase of 20 or more dwellings to provide a proportion of the developable area of the site for affordable housing in line with the following:

- **20 or more dwellings but fewer than 25 dwellings: 26% of the developable part of the site, but reduced to 11% in the first year, 16% in the second year and 21% in the third year after States' adoption of this Plan;**
- **25 or more dwellings but fewer than 30 dwellings: 28% of the developable part of the site, but reduced to 13% in the first year, 18% in the second year and 23% in the third year after the States' adoption of this Plan;**
- **30 or more dwellings: 30% of the developable part of the site, but reduced to 15% in the first year, 20% in the second year and 25% in the third year after the States' adoption of this Plan.**

In assessing proposals, the Authority will have regard to the provisions of the Supplementary Planning Guidance: Affordable Housing which sets out further advice about how this policy will be applied.

Where the provision of land is not feasible, the Authority will consider the provision of completed units or off-site provision in accordance with the scale set out above. The density, mix, and type of units proposed must be consistent with all the relevant policies of the Island Development Plan.

Where the Authority is satisfied that the application of this policy, including all

provisions for options such as those relating to the mix of unit type and tenure and the provision of land or units on or off site to the States of Guernsey or a housing association, and/or the particular site constraints, would result in it not being viable to proceed with a housing development, the above percentage requirement may be reduced. In these circumstances the Authority will consider the circumstances of the particular proposal and will require the maximum percentage of affordable housing provision which is viable for that site, up to the maximum amount identified above.

The Authority will consider the imposition of conditions on grant of planning permission or entering into a planning covenant to ensure the provision of the appropriate level of affordable housing.

19.13. Protection of Housing Stock

19.13.1. In order to support the objectives of the Strategic Land Use Plan and the Island Development Plan it is important that there is no overall loss to the existing housing stock either through redevelopment or change of use. Support will be given to proposals to upgrade substandard residential accommodation where this accords with all the relevant policies of the Island Development Plan.

19.13.2. There will be support for the retention and improvement of existing housing and the reuse of structurally sound redundant buildings for residential purposes (see Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment) where this accords with all the relevant policies of the Island Development Plan. Redevelopment or refurbishment schemes that affect existing housing will generally be required to incorporate proposals to maintain the number of housing units on the site, and, where possible, to improve and enhance the quality of the residential building stock through the use of sustainable building measures (see Policy GP8: Design and Policy GP9: Sustainable Development).

19.13.3. However, it is acknowledged that, from time to time, there may be circumstances where it is not possible to improve or upgrade existing residential units that offer poor standards of accommodation, access and/or form of construction and do not meet modern standards. The Authority may support the loss of residential units in these instances and will have particular regard to the requirements of the Building (Guernsey) Regulations, 2012, any subsequent revisions and the associated Guernsey Technical Standards in assessing the standard of accommodation and whether it is possible to reasonably upgrade it to meet modern standards.

19.13.4. There may also be exceptional circumstances where a site or building is needed to meet an important essential social or community requirement that would override the presumption against loss of existing residential accommodation. There may also be situations where allowing the displacement of housing will facilitate a development with substantial and overriding economic and/or social benefit to the Island which may be considered acceptable providing that replacement housing, of an appropriate type, is located on a suitable alternative site in accordance with the relevant policies of the Island Development Plan. The type of replacement residential units will be expected to reflect the demographic profile of households requiring housing. In establishing this requirement the Authority will take into consideration the information produced by other States' Committees relating to this issue, such as the most recent Housing Needs Study or any subsequent amended or revised document produced by Housing, the Committee *for the Environment & Infrastructure*, the housing waiting lists held by the Committee *for Employment & social Security* or any relevant direction by the States of Guernsey.

Policy GP12: Protection of Housing Stock

The Authority will support proposals to upgrade and improve substandard residential accommodation where this accords with all the relevant policies of the Island Development Plan.

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

- a. it can be demonstrated that the accommodation is substandard by virtue of its size, location, form of construction or means of access to it and there is no reasonable way of upgrading the accommodation to provide satisfactory living conditions; or,**
- b. the site or building is needed to meet an important essential social or community requirement; or,**
- c. the displacement of housing will facilitate a development with substantial and overriding economic and/or social benefit to the Island and where the replacement housing is of an appropriate type, and is located on a suitable alternative site, in accordance with the relevant policies of the Island Development Plan.**

19.14. Householder Development

19.14.1. The Strategic Land Use Plan seeks to enable the preparation of Island Development Plan policies that concern householder development. It states that land planning operates in the interests of the wider public good and is, by its nature, an encroachment into private property usage. Therefore, it is important that the Island Development Plan carefully balances the public interest with the individual choice of property owners.

19.14.2. The policy direction provided by the Strategic Land Use Plan is to ensure that the Island Development Plan enables the States objectives for land use to be met in a positive and, where appropriate, an enabling way while ensuring the continuing protection and enhancement of the built and natural environment.

19.14.3. The Authority acknowledges the reasonable aspirations people have to improve their homes, for example to provide additional accommodation, enhance their standard of living and to alter the functionality of the building. More recently there has been a trend for householders to improve their homes to help reduce fuel bills by minimising the use of resources and installing renewable energy infrastructure or, less commonly, to improve the resilience of the property to the effects of flooding. These modifications are supported in principle by the Island Development Plan (see Policy GP9: Sustainable Development).

19.14.4. Householder development includes alterations and extensions to existing residential buildings, the redevelopment of dwellings and other residential structures to provide replacement dwellings where there is no increase in the number of dwellings and other works within the curtilage of a dwelling that are ancillary to its residential use. This will also include renewable energy infrastructure servicing the residential property concerned.

19.14.5. In response to the strategic direction of the Strategic Land Use Plan, when dealing with all householder development, the assessment of proposals will be reasonable and proportionate and will respect the exercise of private choice involving matters that have no significant bearing on the strategic objectives of the States as set out in the Strategic Land Use Plan. The Authority will ensure that the outcome is proportionate to the particular circumstances. The Island Development Plan places a stronger emphasis on control in cases involving the development of protected buildings and in Conservation Areas, Sites of Special Significance and Areas of Biodiversity Importance where these areas warrant careful management in order to protect the features and characteristics that make them special. However, less prescriptive control will be applied beyond these areas, providing

householders with greater freedom of choice with regard to private property development and use.

19.14.6. Within the Island Development Plan householder development within the curtilage of a dwelling will be generally supported subject to certain requirements being met. Development will be expected to respect the amenities of neighbouring properties and to take account of the surrounding character. In some instances, the inclusion of soft landscaping can help mitigate the impacts of development. Where appropriate, in less developed parts of the Island, development will also be expected to take account of the wider open character of the locality. In this respect, the important open character of an area is often formed by the wider area of land around groups of buildings and not necessarily the spaces between them. Proposals for development will not be obliged to replicate the character or form of surrounding development, or, for example, to be constrained by nearby building heights unless not doing so would adversely affect the amenities levels of adjoining properties or have an unacceptable visual impact.

19.14.7. However, householder development within a Conservation Area, or involving works to or affecting the setting of protected buildings or the setting of protected monuments will need to demonstrate that the proposed development does not adversely affect the special architectural and historic interest of a building or structure, that it respects the character of the locality concerned and that the proposal would not represent a discordant or obtrusive feature within its setting (see Policy GP4: Conservation Areas, Policy GP5: Protected Buildings and Policy GP6: Protected Monuments). In all circumstances, development will be expected to reach a good standard of design and finish, whether the design approach chosen by the applicant takes a traditional or contemporary form (see Policy GP8: Design).

19.14.8. Proposals for extensions and alterations to existing residential dwellings, including ancillary works within the domestic curtilage, will generally be supported subject to certain requirements being met and where they accord with all the relevant policies of the Island Development Plan.

19.14.9. The redevelopment of existing dwellings to provide replacement dwellings, on a one for one basis where there is no increase in the number of residential units provided on the site, can provide a positive opportunity to improve and upgrade the existing building stock. Replacement of dwellings on a one for one basis, in less built up environments particularly, enables reconsideration of the layout, location and form of the building within the site to potentially improve its sustainability and its contribution to the character and openness of an area or visual access to open land and can offer opportunity for

enhancement and more efficient use of the site.

19.14.10. In considering proposals for the replacement of a dwelling on a one for one basis, consideration will be given to the impact of the new building on the openness of the area rather than a comparison between the impact of the existing dwelling compared with the impact of the new. A replacement dwelling can therefore be larger than the dwelling it is replacing and have a greater impact upon the openness of the area concerned compared with the existing dwelling and will be supported where the Authority is satisfied that the proposed impact is acceptable when considered against all relevant policies of the Island Development Plan. In all cases of redevelopment of a dwelling on a one for one replacement basis, a Waste Management Plan will be required to be submitted which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with.

19.14.11. In some cases, there will be dwellings that are not of a sufficiently high enough architectural and historic interest to warrant the status of a protected building but which do make a particular positive contribution to the character of the area. Examples include farmhouses, converted traditional stone buildings or buildings which are positioned and have a relationship with each other so that they make an important contribution to the character of a locality. In such circumstances, where the Authority is of the opinion that the building does make a particular positive contribution to the character of an area, it will first consider the acceptability of its loss before considering the merits of the new replacement dwelling. However, it may be decided that the proposed new replacement building is of such a high quality of design that it would enhance the character of the area and make a more positive contribution than the building it is proposed to replace and in these circumstances the loss of the building will be acceptable.

19.14.12. Part IV, section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 sets out the general material planning considerations to be taken into account when deciding planning applications. These considerations, and others applying under the planning legislation, will apply when considering all development proposals. However, the Authority will seek to carefully balance the public interest with the individual choice of property owners whilst complying with any relevant provisions under the planning legislation.

19.14.13. The Strategic Land Use Plan states that, in preparing Island Development Plan policies, particular regard should be given to the significant and increasing proportion of older people in the Island over the next 20 years. Through improvements in health care

and social services most Islanders are likely to live longer and maintain active, healthier lives than previous generations. As a result, there will be more people over pension age and fewer people of working age in the decades to come. Therefore, there is an increasing need to ensure that the Island is able to meet housing requirements to enable people to age in their own homes for as long as possible, reducing the need to provide additional care bed spaces. In order for close family members to be accommodated as part of an extended household, it is often possible for an additional living unit to be linked to, either physically or through association with, the main dwelling. Such developments are usually referred to as dower units or granny wings and form a traditional method of providing informal accommodation for family members on the Island.

19.14.14. Dower units can be acceptable in circumstances where a completely independent unit of accommodation would not comply with the normal criteria regarding access, space about dwellings and residential amenities. Proposals usually take the form of extensions to the main dwelling but can also include conversion of existing or the construction of new outbuildings within the recognised domestic curtilage where these are well related to the principal dwelling. Proposals to create dower units will be assessed sympathetically and will be supported where the proposal is acceptable in terms of the impact of the development on the amenities of neighbouring residents.

19.14.15. It is acknowledged that there is a requirement for a degree of independence for some members of a shared household in order to create a satisfactory living environment. However, it is important that dower units do not become separated from the principal use of the dwelling as a single household and planning conditions may be applied to a planning permission to ensure that the unit is not a wholly self-contained unit of residential accommodation and that the dwelling as a whole is still being used for one household, unless the proposals are able to satisfy the policy requirements for new dwellings in the Island Development Plan.

19.14.16. Proposals to extend the recognised curtilage of a dwelling will be assessed under Policy GP15: Creation and Extension of Curtilage.

Policy GP13: Householder Development

Proposals for the alteration and/or extension of residential properties or the demolition of existing dwellings and the erection of replacement dwellings on a one for one basis, within the residential curtilage, will be supported where:

- a. there are no significant adverse effects on the amenities of neighbouring**

- properties; and,
- b. the design, scale, mass and form would not detract from the open character of open locations; and,
- c. they do not adversely affect the special interest of a Conservation Area or Area of Biodiversity Importance or protected building or protected monument.

Proposals which involve an extension of curtilage will be considered under Policy GP15: Creation and Extension of Curtilage.

In the case of the replacement of dwellings on a one for one basis, a Waste Management Plan shall be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials on site are to be reused on or off the site and how residual waste will be dealt with.

Proposals involving demolition and replacement of existing buildings will also be considered in relation to the particular positive contribution that an existing building may be considered to make to the character of the area concerned. Where the Authority is of the opinion that the existing building does make a particular positive contribution to the character of an area particular regard will be given to any potential improvement to that character offered by the proposed replacement building. Proposals will be supported where the replacement would enhance the character of the area and make a more positive contribution.

The demolition or partial demolition of protected buildings will only be supported where proposals accord with Policy GP5: Protected Buildings.

Proposals for dower units will be supported provided the additional accommodation is demonstrably ancillary and well-related to the existing dwelling and there are no significant adverse effects on the amenities of neighbouring properties.

In all cases, proposals will need to accord with all other relevant policies of the Island Development Plan.

19.15. Home Based Employment

19.15.1. The Strategic Land Use Plan requires limited provision to be made for home-based working to enable the operation of small-scale office-based businesses and other

small-scale businesses outside the Main and Local Centres.

19.15.2. Working from home can reduce the demand for additional business accommodation, allows people to start up a business at their home with very little initial outlay in premises costs, provides flexibility for workers and lessens the need to travel to the principal workplace. It is therefore a good example of sustainable development and will be encouraged where it will not have an adverse impact on neighbouring residents or the surrounding area as a result of increased activity and disturbance.

19.15.3. Uses which may be acceptable as home-based working typically employ a low number of people, have a low intensity use, do not require a significant level of support services and are of a scale and form which do not detract from the character of the surroundings. Uses which may be acceptable include those which rely on modern technology and communications, such as minor office uses, as well as small-scale operations such as workshops and goods storage which can reasonably be carried out from a residential property.

19.15.4. In order to protect the amenities of nearby residents, conditions may be attached to any planning permission for home based employment limiting the hours of work and the types of activities that can be carried out and restricting the business to the occupier of the dwelling.

19.15.5. Proposals involving the erection of new buildings within the curtilage of a dwelling to support home based employment will be supported provided that they also accord with all other relevant policies of the Island Development Plan. For the avoidance of doubt, any development proposed under this policy is considered to be ancillary to the principal residential use of the site and therefore does not represent new office, retail or industry use in relation to the reference to other relevant policies of the Plan.

Policy GP14: Home Based Employment

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

- a. the principal use of the site will clearly remain residential use by the occupier; and,**
- b. the use will not lead to any unacceptable detrimental impacts on the amenity of the area or the amenities of nearby residents; and,**

- c. in the case of the erection of a new building, the proposal accords with all other relevant policies of the Island Development Plan.

19.16. Creation and Extension of Curtilage

19.16.1. A curtilage is an area of land immediately beside or around a building which is closely associated with and serves the purposes of that building in some necessary or useful way. For dwelling houses the curtilage will usually be the garden but other non-domestic buildings may also have curtilage. A builder's workshop may have an operational, outside area commonly known as a builder's yard which forms the curtilage of that building. A curtilage can provide amenities space around dwellings and can accommodate ancillary domestic paraphernalia such as washing lines, children's play areas and equipment, swimming pools, garden structures, ornamental gardens, etc. In the case of commercial uses, it can provide practical operational areas for associated ancillary facilities including storage areas, car parking, un/loading areas, etc.

19.16.2. Although the curtilage relates to a building and not to a particular use, in most cases the use of both the building and its curtilage will be the same, for example, a garden will be used for the residential purposes of a house. A curtilage is often, but not necessarily always, marked-off or enclosed. Therefore, planning permission is usually required for a change of use to extend the curtilage of residential and non-residential buildings onto adjoining land used for another purpose, for example, to extend the garden of a dwelling onto adjoining agricultural land.

19.16.3. The Strategic Land Use Plan states that some people have a desire to tidy up and domesticate the landscape which will have an impact on landscape character. It further states that while this generally runs counter to the desire to preserve the local character of our landscapes, minor shifts in the management style of small parcels of land not forming part of larger areas of open land and not visually prominent will not fundamentally alter the character of the Island. They will also retain the ability to be used for agricultural purposes, if needed, in the future. In this respect, an acceptable solution to the clearing of some redundant glasshouses might be through the inclusion of such sites within the curtilage of adjoining properties.

19.16.4. The Strategic Land Use Plan also states that land planning operates in the interests of the wider public good and is, by its nature, an encroachment into private property usage and, therefore, a balance needs to be struck between the public interest and personal choice. To achieve consistency with the Strategic Land Use Plan the Island Development Plan will apply a reasonable and proportionate level of control when

considering proposals for the creation or extension of curtilages that respects the exercise of private choice in matters where there are no significant impacts on the achievement of the strategic policies of the States of Guernsey. As a result, the Island Development Plan supports the creation of new and extension of existing curtilage where this is compatible with the other relevant policies of the Island Development Plan. In some cases, the incorporation of land into the curtilage of a building will not undermine the overall objective of retaining and enhancing open land or supporting agriculture and there is a requirement to assess proposals carefully to ensure a reasonable balance is struck between achieving these objectives and enabling individuals to exercise personal choice in creating or extending curtilages.

19.16.5. However, in some cases, the creation or extension of a curtilage can have a positive impact and meet strategic objectives through the removal of redundant or derelict glasshouses and/or associated structures or the improved management of abandoned areas of land (see Policy OC7: Redundant Glasshouse Sites Outside of the Centres). The removal of redundant glasshouses is otherwise unlikely to occur without there being some benefit to the landowner.

19.16.6. The requirement for a building to have a curtilage, the extent of the curtilage needed and curtilage character will vary considerably depending upon the particular use concerned and the setting of the site. For example, a domestic curtilage associated with a residential apartment in the centre of St Peter Port is likely to be more limited in size and more constrained than a domestic curtilage within a more open area, owing to the competing demand for land and the density of development within the more urban setting.

19.16.7. Competition for land can occur when a residential use adjoins an open area of land and the householder would like to incorporate some of that open land within the domestic curtilage of the residential property. The Strategic Land Use Plan notes the requirement to protect open and agricultural land from development in order to ensure the open character of these areas is maintained and to ensure the agricultural industry has an adequate amount of land to operate successfully. Therefore, in these instances there will be a balance to be struck between ensuring the reasonable protection of open land and the requirements of the agricultural industry and the reasonable expectations of landowners to add new or additional land to the curtilage around a building. An assessment of proposals will take into account the impact on the wider areas of open landscape and Agriculture Priority Areas. Where landscape character is particularly open and undeveloped and where it is considered that ancillary development within a proposed extended curtilage that would otherwise be exempt would have an unacceptable impact on open character, the Authority may decide to remove the ability to carry out development without planning permission

under the Land Planning and Development (Exemptions) Ordinance, 2007. In these areas positive enhancement through an appropriate soft landscaping scheme may also be required.

19.16.8. The character and openness of the landscape can be affected by the introduction or intensification of ancillary fixtures and features, such as car parking, bin storage areas or boundary treatments. It can also change as a result of physical change to landscape features, such as hedges or earth banks. Care should be taken to ensure that proposals to create or extend a curtilage do not result in the removal or introduction of features that would detract from the character or distinctiveness of an area. The removal or repositioning of established features, such as those contributing to a field pattern, earth banks or other landscape features, should be avoided where possible and proposals will need to demonstrate that they would not involve an unacceptable loss of established boundary features that contribute positively to the character of an area, unless the new or replacement boundary treatment makes an equal or enhanced positive contribution. In this regard, proposals must also be consistent with Policy GP1: Landscape Character and Open Land, Policy GP2: Sites of Special Significance, Policy GP3: Areas of Biodiversity Importance, Policy GP4: Conservation Areas, Policy GP5: Protected Buildings and Policy GP6: Protected Monuments, as relevant.

19.16.9. Proposals for extending or creating curtilage should not result in an unacceptably negative impact on natural habitats. Where necessary, proposals will be required to demonstrate that there would be no significant detrimental impact in this regard and that, where necessary, such impacts can be mitigated. It should be noted that methods for managing land can impact on habitats and the environment but that the character of open and undeveloped land can also be changed through alternative management techniques without the requirement for planning permission. For example, the planting of hedges, trees and flowers and the mowing of grass does not generally involve works constituting development under the Land Planning and Development (Guernsey) Law, 2005. Therefore, the management of land alone does not generally constitute development requiring planning permission. However, it is acknowledged that where, for example, there is a change of use of agricultural land to allow it to be incorporated into the curtilage of a dwelling this could result in the land being managed more regularly or in a more orderly way than if the land was used for agriculture or left as a natural area.

19.16.10. Owing to their sensitivity to management practises, proposals for the creation of new or the extension of existing curtilages into land identified as a Site of Special Significance or Area of Biodiversity Importance will only be supported where they are consistent with Policy GP2: Sites of Special Significance and Policy GP3: Areas of Biodiversity Importance.

19.16.11. Within Agriculture Priority Areas, proposals for new or extensions to existing curtilages will be acceptable where it can be demonstrated that the land cannot positively contribute to the commercial agricultural use of an Agriculture Priority Area or cannot practicably be used for commercial agriculture within an Agriculture Priority Area without unacceptable adverse environmental impacts, such as the loss of hedge banks or landscape features, and subject to satisfying other relevant policies of the Island Development Plan. Proposals that may be considered to affect an agricultural holding will also be assessed under Policies OC5(A): Agriculture Outside of the Centres - within the Agriculture Priority Areas and OC5(B): Agriculture Outside of the Centres - outside the Agriculture Priority Areas

19.16.12. Creating or extending a curtilage can change the way in which land is used and impact on the amenities of neighbouring properties. For example, extending the curtilage of an industrial unit onto land behind a dwelling can have a detrimental impact upon the reasonable enjoyment of the occupants of the dwelling. Therefore, proposals will be supported where they do not have an unacceptable impact on the reasonable amenities of adjoining residents.

19.16.13. Where proposals to extend the curtilage of an existing use also include extensions or alterations to buildings, they should be considered comprehensively as a single proposal and the relevant policies of the Island Development Plan applying to that use should also be considered and satisfied.

Policy GP15: Creation and Extension of Curtilage

A proposal to create or extend curtilage will be supported where:

- a. it would not have an unacceptable detrimental impact on the landscape character; and,**
- b. it would not have an unacceptable impact on the biodiversity interest of an Area of Biodiversity Importance or, where negative impacts are unavoidable, they can be acceptably mitigated in accordance with a scheme to be agreed with the Authority in accordance with Policy GP3: Areas of Biodiversity Importance; and,**
- c. it is demonstrated that the land cannot positively contribute to the commercial agricultural use of an Agriculture Priority Area or cannot practicably be used for commercial agriculture within an Agriculture Priority Area without unacceptable adverse environmental impacts; and,**
- d. it is demonstrated that it would not involve an unacceptable loss of established boundary features that contribute positively to the character of an area, unless**

- the new or replacement boundary treatment makes an equal or enhanced positive contribution to the character of the area; and,
- e. it would not adversely affect the reasonable amenities of neighbouring residents.

The creation of new or extension of existing curtilages in Sites of Special Significance or Areas of Biodiversity Importance will only be supported where they are consistent with Policy GP2: Sites of Special Significance and Policy GP3: Areas of Biodiversity Importance and providing the requirements of this policy are met.

19.17. Conversion of Redundant Buildings

19.17.1. The Strategic Land Use Plan seeks to concentrate development within and around the edges of the Main Centres with some limited development within and around the edges of the Local Centres. The Strategic Land Use Plan also recognises the need to thoroughly explore opportunities to reuse previously developed land and convert, redevelop and reuse vacant buildings and accommodation where this would not undermine the spatial strategy of concentrating the majority of the Island's development needs in the Centres.

19.17.2. Accordingly, the Island Development Plan makes provision for development Outside of the Centres where this is achieved through the conversion and reuse of redundant buildings and which would enable a use that would not otherwise be permitted through the carrying out of new-build development when assessed against the other relevant policies of the Island Development Plan. This approach allows for more effective and efficient use of brownfield land and existing redundant structures whilst providing appropriate protection to the open areas of the Island. The Authority considers that, because the policies of the Island Development Plan ensure the majority of new development is concentrated within and around the Centres, the scale of impact of this policy would be such that it would not undermine the Spatial Policy of the Island Development Plan but would ensure the best use is made of the Island's existing, structurally sound buildings.

19.17.3. 'Conversion' is defined for the purposes of this policy as: 'development that involves works to an existing building that would facilitate an alternative use (e.g. conversion of a barn to a dwelling).' However, proposals that would require significant works to the fabric of the structure, such as rebuilding of external walls, may be regarded as being 'new-build' rather than conversion.'

19.17.4. For an existing building to be converted to another use, the building must no

longer be useful or reasonably capable of being used for its current or last known purpose and the proposal must represent an appropriate use of the building. Those acceptable uses are:

- Residential;
- Social and community;
- Industrial;
- Storage and distribution;
- Convenience retail in coastal locations, in accordance with Policy OC4;
- Visitor accommodation;
- Office use;
- Facilities for Outdoor Formal Recreation or Informal Leisure and Recreation.

19.17.5. For the avoidance of doubt, the conversion of redundant buildings that are located within the Main Centres, the Main Centre Outer Areas or the Local Centres will not be assessed against this policy but will be assessed against the relevant policies of the Island Development Plan that relate to the proposed type of development, for example, housing. In this respect they will need to satisfy any criteria set out within the relevant policies in order for the development to be considered acceptable.

19.17.6. In order to satisfy the requirements of this policy, the existing building must be considered to be of sound and substantial construction. In this regard, the submission of a structural survey as part of the planning application will usually be required. Buildings that are structurally unsound will be encouraged to be demolished subject to all other relevant Island Development Plan policies and the provisions of the planning legislation.

19.17.7. Proposals must demonstrate that the existing building is capable of conversion without extensive rebuilding. Where alteration or rebuilding of some structural elements is proposed, the acceptability of the extent of works will be assessed in relation to the overall scale of the conversion as well as any impacts or environmental benefits that would result, such as improved design and appearance or increased sustainability through, for example, increased thermal efficiency. Conversions that would involve major re-building works may, depending on the scale and nature of works proposed, be considered to be 'new-build' and assessed against the relevant policies of the Island Development Plan.

19.17.8. Proposals to convert an existing building may be accompanied by a modest extension provided that the extension is not of such scale that it forms a significant part of the new unit, in effect creating a new building contrary to this policy. Once it has been established that the conversion is acceptable in principle, ancillary structures relating to the new use will be assessed against the relevant policies of the Island Development Plan for that use.

19.17.9. It is acknowledged that a building to be converted may also require the provision of curtilage associated with that building. Curtilages can have an impact on the character of an area and the impact of creating or extending the curtilage will also be assessed as part of the proposed conversion development (see Policy GP15: Creation and Extension of Curtilage).

19.17.10. Development of a protected building is sometimes required in order to sustain its special interest. Therefore, in cases where the redundant structure is a protected building, its alteration and conversion will, in principle, be acceptable subject to the proposals demonstrating that special attention has been paid to the specific historic or other interest and setting of the particular building and that such interest is appropriately and proportionately preserved and, where possible, enhanced as part of the development management of the conversion. Proposals to convert redundant protected buildings must also accord with Policy GP5: Protected Buildings.

19.17.11. In some cases, there may be redundant buildings that are not of a sufficiently high enough architectural and historic interest to warrant the status of a protected building but which do make a particular positive contribution to the character of the area. Examples include farmhouses, traditional stone buildings or buildings which are positioned and have a relationship with each other so that they make an important contribution to the character of a locality. In such circumstances, where the Authority is of the opinion that the building does make a particular positive contribution to the character of an area, it will ensure that the works to convert the building do not have an unacceptable impact on the character and appearance of the area.

19.17.12. In considering proposals for conversion of redundant buildings, the Authority will ensure that there are no unacceptable impacts on the reasonable enjoyment of neighbouring properties and the surrounding area and the character and openness of the landscape. In the case of conversion to housing, satisfactory living standards must be provided (see Policy GP8: Design).

19.17.13. In order to enable the reasonable consideration of development proposals, the demolition and redevelopment of a building that is able to satisfy the requirements of this conversion of redundant buildings policy may be acceptable without the need to implement the permission for conversion by physically carrying out the development, provided that the conversion scheme has first been granted planning permission, that the floor space and volume of the new building is broadly the same as the approved conversion scheme and, in the case of development for residential purposes, the number of units approved in the conversion scheme is not exceeded. In such cases, all other relevant policies of the Island Development Plan will need to be satisfied.

19.17.14. This will enable consideration to be given to the potential to relocate a structure on the site or to the use of sustainable building and construction techniques to achieve enhancements not possible through the conversion alone. In this respect, when the demolition and redevelopment of the redundant building is proposed, in order to support such proposals the Authority will need to be satisfied that there is a significant enhancement in terms of the sustainable design and construction of the new building and that there are no increased impacts on neighbouring properties or the character or openness of an area. In all cases, a Waste Management Plan will be required to be submitted which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with.

19.17.15. With regard to the conversion of redundant buildings that are identified as being protected buildings, the demolition and redevelopment of the structure will be considered under Policy GP5: Protected Buildings. In the case of buildings that make a particular positive contribution to the character of the area, in considering their demolition following consent to convert the redundant building, the Authority will determine, on a case by case basis, whether it considers the proposed replacement building to be of such high quality design that it would enhance the character and appearance of the area and make a more positive contribution than the building it is proposed to replace.

19.17.16. All proposals for conversion of a redundant building, including where this involves demolition and redevelopment as described above, resulting in a net increase of twenty or more dwellings are required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.

Policy GP16(A): Conversion of Redundant Buildings

The conversion of an existing building will be supported where:

- a. it is demonstrated that the building is no longer required or capable of being used for its current or last known purpose; and,**
- b. the conversion will result in the establishment of either residential, social and community, industrial, storage and distribution, convenience retail in coastal locations in accordance with Policy OC4, visitor accommodation or office use or provide facilities for outdoor formal recreation or informal leisure and recreation uses; and,**
- c. the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding; and,**

- d. the proposals would have no adverse impacts on the special interest of a protected building and that such interest is appropriately and proportionately preserved and, where possible, enhanced; and,
- e. the proposals would have no unacceptable impacts on the contribution a building of character makes to the character and appearance of the area; and,
- f. the conversion and any ancillary development associated with it can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape; and,
- g. the conversion would not require more than modest extension to the existing building for it to be achieved; and,
- h. the proposal would have no unacceptable adverse impacts on the amenities and enjoyment of neighbouring properties and the surrounding area.

All proposals for conversion of a redundant building resulting in a net increase of 20 or more dwellings are required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.

In all cases, proposals will need to accord with all other relevant policies of the Island Development Plan.

Policy GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment

The demolition and redevelopment of a building that is able to accord with the requirements of the conversion of redundant buildings policy may be acceptable without the need to implement the permission for conversion by physically carrying out the development, provided that:

- a. the conversion scheme has first been granted planning permission; and,
- b. the redeveloped scheme is of broadly the same floor space and volume as the approved conversion scheme and, in the case of development for residential purposes, the number of units approved in the conversion scheme is not exceeded; and,
- c. where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area; and,
- d. it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design; and,
- e. it can be demonstrated that the new building can be constructed in such a way

as to not have any unacceptable adverse impacts on the landscape character or openness of an area; and,

- f. it can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.

Notwithstanding a scheme receiving permission for conversion, the demolition or partial demolition of protected buildings will be considered under Policy GP5: Protected Buildings.

In all cases, a Waste Management Plan shall be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials on site are to be reused on or off site and how residual waste will be dealt with.

All proposals for the demolition and rebuilding of a redundant building resulting in a net increase of 20 or more dwellings are required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.

In all cases, proposals will need to accord with all other relevant policies of the Island Development Plan.

19.18. Public Safety and Hazardous Development

19.18.1. It is vitally important that the health and safety of people are not put at risk by hazardous developments. Care must be taken before new development is located close to existing hazardous development. Similarly, careful consideration must be given to the location and design of new development that might, of itself, cause risks to health or safety.

19.18.2. Hazardous development is any operational development or change of land use which has the potential to cause serious injury or death to people within or beyond the site boundary. The Authority will also have regard to public health or safety in considering any development that may create a hazard by virtue of its proximity to or impact on an existing site or land use. This could include proposals concerning or affecting industrial processes, the transmission and storage of fuels, contaminated land or any development which may affect the safe and effective operation of the airport.

19.18.3. When considering proposals for development with the potential to cause, increase or be affected by significant risks to public health or safety, proposals will be required to include an assessment of the risk of harm and to set out measures to satisfactorily address the risks arising from the proposals. An Environmental Impact Assessment may also be required under the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007. Where the level of risk to public health or safety associated with the development is considered to be unacceptable proposals will not be supported.

19.18.4. The Authority, in consultation with relevant bodies and States' Committees where appropriate, will consider the impacts on public health or safety of all development proposals which fall within the Public Safety Areas or in specific other circumstances where the particular form of development proposed for the site has the potential to adversely affect public health or safety and may apply additional controls over proposed development where this is required to ensure public health or safety. The Public Safety Areas, together with further information on what types of development may be acceptable from a public health or safety aspect, what constraints may apply within them and what types of development may affect public health or safety, are detailed in Annex IX: Public Safety Areas.

Policy GP17: Public Safety and Hazardous Development

Proposals for development with the potential to cause, increase or be affected by significant risks to public health or safety will include an assessment of the risk of harm and set out measures to satisfactorily address the risks arising from the proposals.

Proposals will not be supported if the level of risk to public health or safety associated with the development is considered to be unacceptable.

The Authority may apply additional controls over proposed development within known Public Safety Areas such as those detailed in Annex IX: Public Safety Areas or any other identified Public Safety Area where this is required to ensure public health or safety.

19.19. Public Realm and Public Art

19.19.1. The Strategic Land Use Plan requires the Island Development Plan to seek to instigate measures and support projects that enable Town and the Bridge to be maintained

as attractive places to live and spend leisure time. It also requires the Island Development Plan to consider the needs of all sectors of society and to ensure that efforts are made to provide good quality community services and open spaces that are accessible to all. This includes encouraging the appropriate management, development and improvement of public areas, whether they are in a Main or Local Centre or Outside of the Centres, such as coastal areas, playing fields and parks.

19.19.2. For the purposes of the Island Development Plan, the public realm is defined as those areas where the public can gain access for the purpose of passing through, meeting, visiting and spending leisure time. It generally includes publicly owned streets, pathways, rights of way, parks and publicly accessible open spaces, such as squares and quayside areas. The quality of the public realm makes an important contribution to the way we interact and how we enjoy public areas.

19.19.3. This policy focuses heavily on the urban areas within the Main and Local Centres, as these are the areas that are most likely to see development and change occurring and where the inclusion of good quality public realm can contribute positively to creating environments in which people want to live and work.

19.19.4. Some parts of Town and the Bridge, including the most central areas, are showing signs of inattention and there is a growing contrast between some of the reasonably well-maintained privately owned buildings and spaces and the less well-cared for public spaces that connect them. Enhancing the quality of the public realm will therefore play a key role in attracting people to the Main Centres and supporting them as attractive places in which to live, shop, do business and spend leisure time. The public realm within the Local Centres is generally less formalised than that within the Main Centres and tends to be focused around the public road network. Within these and other areas there is considerable scope to address the balance between motorised traffic and pedestrians and, in so doing, enhance the public realm.

19.19.5. Street furniture, such as seats, street lights, signposts, bollards, railings and litter bins, contribute significantly to the character and quality of the public realm, as does the quality of the hard surfacing materials used. Well designed and appropriately sited street furniture can make an important contribution to the quality of the environment whilst providing practical benefits and maintaining or enhancing accessibility.

19.19.6. Proposals for development will be expected to consider the relationship of the development with the public realm and, where appropriate, consideration will be given to encouraging developers to contribute to the enhancement of the public realm immediately

adjoining the development site. This could be by considering surface treatments within the development site and on the adjoining area of public realm, or through the inclusion of areas of new public realm within or through the development site.

19.19.7. Where development is proposed to parts of the public realm, proposals will be expected to enhance its character and functionality, including through improvements to accessibility for people of all ages and abilities, through the use of appropriate materials and by including appropriate street furniture, such as lighting and seating. Initiatives to enhance the quality of the public realm in an area could be the focus of a Community Plan (see Policy GP19: Community Plans). The Authority's Streetscape Strategy will also provide guidance on the use of materials and the design of street furniture and should be referred to when designing schemes involving the public realm within Town.

19.19.8. The inclusion of public art can enhance the quality and enjoyment of the public realm. Well-conceived works of art can give a sense of identity to developments, add character to a locality, give development a unique quality, improve accessibility and enliven and animate spaces by creating a visually stimulating environment. Works that celebrate the historical background of a site or locality will be particularly welcome. In addition, artists can involve communities in regeneration through creative consultation during the planning and design process as well as providing temporary activities or permanent features within the development which create a unique identity and special sense of place.

19.19.9. The Authority will encourage the inclusion of public art as an integral part of a proposed new building or as a standalone feature within the public realm. Where developments are large-scale or have a significant impact on an area of public realm or other area to which the public has access, public art will be expected to be proposed as part of comprehensive proposals for the site or area. In all cases public art should be considered from the earliest possible stage of the design and development process to ensure it does not have adverse impacts on its setting and appears and functions as an integral component rather than an add on feature. When considering the incorporation of public art into a development, consideration of the Guernsey Arts Commission Commissioning Guidelines (see Opportunities for Public Art, 2014 at www.arts.gg) is encouraged in order to secure high quality public art that is an integral part of the overall design of a development.

19.19.10. In considering proposals for development, the Authority will take into account the requirements of disabled people to ensure that developments retain or improve accessibility, wherever possible.

Policy GP18: Public Realm and Public Art

The Authority will expect applicants to consider the relationship of proposed development with the public realm and, where appropriate, will encourage proposals to contribute to the enhancement of the public realm adjoining the development site. This could be achieved through the use of planning conditions or planning covenants.

Development proposals within areas of the public realm will be expected to enhance the character and functionality of a locality for the public benefit including through improving accessibility for people of all ages and abilities and appropriate design and use of appropriate materials and providing suitably located and appropriately designed street furniture.

The inclusion of appropriate public art, which takes into account people of all ages and abilities, as an integral part of a proposed new building, development or as a standalone feature within the public realm will be encouraged.

In considering proposals for development within areas of the public realm and for the installation of public art, the Authority will take into account the requirements of disabled people to ensure accessibility is retained, improved or enhanced, wherever possible, and the impacts on its setting.

19.20. Community Plans

19.20.1. The Strategic Land Use Plan requires the Island Development Plan to set out clearly the specific role of Community Plans in informing planning decisions.

19.20.2. Community Plans provide an opportunity for members of the public to set out a vision for improvements and change to a particular locality, whether this covers a small collection of homes or a wider settlement area. It is envisaged that Community Plans will generally be produced by the community for areas within the identified Local Centres, where an element of new development is envisaged by the Island Development Plan, or produced for other areas of the Island where a community has come together to identify, within the constraints of the Island Development Plan and any other relevant statutory plan, how an area might be shaped in the future.

19.20.3. The purpose of a Community Plan is not to stop development or to create a second planning system but to present an opportunity for a community to come together to

produce a vision for improvements to their local area, for example, that could bring about enhancements to the environment or other changes, such as improvements to the public realm or traffic calming measures, in a co-ordinated way. It can inform potential applicants considering similar proposals on an appropriate form of development or improvements or other issues already considered by the local community prior to the submission of a planning application.

19.20.4. A Community Plan may also identify how established areas might be altered over time. For example, residents of a single storey housing estate might decide upon a design approach to create first floor accommodation for the whole estate. This way, when a future planning application is considered, rather than a single development proposing a first floor extension being regarded as a potentially discordant feature, the Authority can take into account the broader objective of the community to create that accommodation for the whole estate. This will provide greater potential involvement for homeowners and will facilitate a longer term vision for the shaping of particular localities, enabling change to occur over time, when appropriate for the householders concerned. Elements may also be included within a Community Plan which do not require planning permission but are integral to the wider vision of the community.

19.20.5. A Community Plan is a non-statutory document which must comply with, and not override, the policies of the Island Development Plan or any relevant Subject Plan or Local Planning Brief. A Community Plan cannot override any provision of the planning legislation and must be in compliance with all relevant statutory plans and consistent with the planning legislation. A Community Plan may be approved by the Authority as Supplementary Planning Guidance and the aspirations in it taken into account when assessing proposals for development within the area to which it relates. However, the Authority will not resist development proposals that are otherwise acceptable when assessed against the policies of the Island Development Plan and any relevant statutory plan.

19.20.6. Where a local community decides to produce a Community Plan, it is the responsibility of that community to prepare the plan. This may be undertaken in conjunction with private sector investment, perhaps in partnership with the States, to put together a Community Plan which is representative of the ambitions and desires of the community and relevant stakeholders, including States' Committees. A Community Plan will be subject to public consultation conducted by the Authority, but on submission to the Authority the Community Plan must demonstrate how it has been satisfactorily considered by and is representative of the community concerned. The Authority must be satisfied that the Community Plan has appropriate community support and will take all consultation

responses on the draft Community Plan into consideration when deciding whether or not to adopt it as Supplementary Planning Guidance.

19.20.7. The staff of the Planning Service can provide guidance to communities on the process of preparing and submitting Community Plans and the Supplementary Planning Guidance: Guide to Community Plans provides further information on Community Plans and the role of the community in producing them.

Policy GP19: Community Plans

A proposed Community Plan will be approved by the Authority as Supplementary Planning Guidance where it:

- a. is demonstrated, through public consultation, to have been the subject of satisfactory community engagement and agreement; and,**
- b. complies with all relevant policies of the Island Development Plan and any relevant Subject Plan or Local Planning Brief.**

Once adopted as Supplementary Planning Guidance, the aspirations in the Community Plan will be taken into account when assessing proposals for development within the area to which it relates. However, the Authority will not resist development proposals that are otherwise acceptable when assessed against other relevant policies of the Island Development Plan and any other relevant statutory plan.

19.21. Exceptions

19.21.1. The Strategic Land Use Plan notes that within the planning policy framework established by the Urban and Rural Area Plans (produced in 2002 and 2005 respectively) an identifiable policy in effect needs to exist within them to enable the consideration of specific forms of development. In Guernsey the planning legislation gives considerable weight to development plan policies only allowing the Authority to grant permission where there is a minor departure from Development Plan policies without a Plan amendment agreed at a public inquiry. This has resulted in situations arising where the Authority is unable to consider forms of development that were not envisaged at the time of drafting the Development Plan.

19.21.2. The Strategic Land Use Plan requires that future Development Plans need to be drafted in such a way that they aim to avoid this situation arising. The Island Development

Plan, therefore, seeks to achieve this through a combination of approaches as set out in Part Two of this Island Development Plan. The Exceptions Policy should be used where there is no policy in the Island Development Plan which is specifically relevant to the development proposed. This policy will therefore enable planning applications to be assessed on their merits, on a case by case basis. This will ensure the Island Development Plan offers flexibility to enable consideration to be given to proposals within a robust framework for managing development. Proposals will need to accord with the Spatial Policy and the relevant General Policies and any other policies that the Authority considers relevant and be consistent with the Principal Aim and relevant Plan Objectives of the Island Development Plan. However, where certain development is restricted or not allowed under any other policy of the Island Development Plan, this policy will not operate to override those policies unless the wording within them specifically provides for it to do so.

19.21.3. For the avoidance of doubt, where forms of development not envisaged at the time of drafting the Island Development Plan are of strategic importance they will be considered under Policy S5: Development of Strategic Importance.

Policy GP20: Exceptions

Where there is not a policy which is specifically relevant to the development proposed, planning applications will be assessed on their merits, on a case by case basis. Proposals will need to accord with the Spatial Policy (S1) and the relevant General Policies and any other policies that the Authority considers relevant and will be consistent with the Principal Aim and the relevant Plan Objectives of the Island Development Plan.

20. Infrastructure Policies

20.1. Introduction

20.1.1. The Strategic Land Use Plan states that modern infrastructure is vital to the Island and the ability of the planning system to enable its timely provision is an important objective.

20.1.2. In the context of the Strategic Land Use Plan, infrastructure includes the basic facilities, services and installations needed for the functioning of a community or society, such as transportation and communication systems, water and power lines, and public institutions including schools, post offices and prisons. For the purposes of this part of the Island Development Plan infrastructure is taken as the physical structures and large physical networks needed for the functioning of a modern society including: transportation infrastructure (road network, seaports and lighthouses, airports, etc.), energy infrastructure (importation and distribution of fuel, electrical power network, etc.), water management infrastructure (drinking water supply, sewage collection and disposal of waste water, etc.), communications infrastructure (fixed and mobile telephone networks, transmission stations, Internet, etc.) and solid waste management.

20.1.3. The States has identified the need for a specific Resource Plan to deal with infrastructure. Once prepared, the Island Development Plan will describe the way in which the States propose to manage or influence the use of infrastructure to support the government's aims and objectives. In each case, this involves considering how resources can best be used to support the Fiscal & Economic, Social and Environmental Policy Plans and the States Committees' Policy Plans. The Infrastructure Resource Plan will identify what Guernsey needs in terms of associated structures and facilities to deliver current and future services and policies and will facilitate decision making in respect of essential infrastructure investment.

20.1.4. In the absence of a States-agreed Infrastructure Resource Plan and in accordance with the Strategic Land Use Plan, this section of the Island Development Plan makes specific provision for new infrastructure while seeking to support and make better use of existing infrastructure to reduce overall demand and safeguarding some areas of land for possible future key infrastructure requirements.

20.1.5. Not all infrastructure uses are specifically addressed within this chapter, owing to

the fact that certain forms are covered by other policies of the Island Development Plan. In some instances, infrastructure requirements may, at some stage in the future, be identified that were not envisaged at the time this Plan was prepared. Consequently, Policy S5: Development of Strategic Importance, has been prepared and will override other policies of the Island Development Plan in identified and specific circumstances.

20.2. Renewable Energy Production

20.2.1. Renewable generation of power is achieved by means such as the harnessing of energy from wind, tidal, wave, biomass or solar sources. Renewable energy ranges from energy produced on a commercial basis at a scale at which the majority of the energy produced is used beyond the generation site, to the production of energy primarily for use on the particular site concerned and generally at a much smaller scale.

20.2.2. Guernsey has a responsibility to play its part in addressing the effects of use of fossil fuels on global climate change. As a small Island, the importation of fuel and energy is a key part of our energy infrastructure. However, the needs and aspirations of residents change over time and it is important that the Island Development Plan is able to facilitate the meeting of the strategic social, economic and environmental objectives of the States of Guernsey as set out in the Strategic Land Use Plan in relation to enabling the production and supply of energy.

20.2.3. The States-agreed Energy Resource Plan, 2011 sets out a general aim to reduce the Island's dependence on fossil fuels and one way of achieving this is through the production of energy by renewable means. The core objectives of the Strategic Land Use Plan include the wise management of Island resources, the maintenance and enhancement of modern, key, strategic infrastructure and support for policies which would aid the delivery of renewable energy.

20.2.4. The Strategic Land Use Plan requires the planning system to enable the development and use of renewable energy whilst recognising that significant challenges arise in delivery of major infrastructure. States' Committees must therefore adopt a co-ordinated approach to land use in order to make the most of such opportunities.

20.2.5. It is acknowledged that opportunities for large-scale renewable energy production exist offshore, beyond the extent of land planning legislation but this may require some shore-based ancillary infrastructure. In this respect, the Island Development Plan will support such ancillary infrastructure, subject to it being located and designed to have the least possible negative impact on the visual character of a locality and if it accords with

the other relevant policies of the Island Development Plan. Onshore renewable energy production is most likely to involve solar heat or solar photo-voltaic energy production which can be accommodated on the roofs of existing and new buildings and in stand-alone form on suitable brownfield sites. The Authority will encourage means of harnessing renewable energy to be considered and designed into any new developments as integral building elements, such as building integrated photo-voltaic infrastructure (BIPV), where it forms the primary roof covering of a building (see Policy GP9: Sustainable Development). Photo voltaic energy production may also be achieved through the development of solar farms.

20.2.6. The Strategic Land Use Plan requires the Island Development Plan to address the perennial issue of redundant or derelict glasshouse sites and to introduce policies to facilitate their removal. It is accepted that redundant glasshouse sites are required to be treated under the planning legislation as agricultural land. However, in response to the Strategic Land Use Plan policy with regard to this and the promotion of renewable energy production within the Strategic Land Use Plan, the Island Development Plan will support proposals for stand-alone renewable energy installations where these can be located on agricultural land, which is such because it is a redundant glasshouse site or on brownfield land and satisfy other relevant policies of the Island Development Plan. For the avoidance of doubt, the recognised curtilage of a building is regarded as brownfield land.

20.2.7. However, such proposals will be subject to a prior assessment of possible alternative uses of the site. In this respect, where agricultural land, which is treated as such because it is a redundant glasshouse site, is located within or adjoining an Agriculture Priority Area it will be expected, once cleared, to be used for agricultural purposes unless it is successfully demonstrated that the cleared site could not positively contribute to the commercial agricultural use of an identified Agriculture Priority Area or could not practically be used for commercial agricultural use without adverse environmental impacts (see Policies OC5(A): Agriculture Outside of the Centres - within the Agriculture Priority Areas and OC5(B): Agriculture Outside of the Centres - outside the Agriculture Priority Areas). This could enable the dual use of sites, with, for example, agricultural activities, such as the grazing of sheep, taking place around or under the renewable energy infrastructure. Where agricultural land, which is treated as such because it is a redundant glasshouse site, is located within or adjacent to a wider area of open land, once cleared, it will be expected to contribute to the wider area of open land where it is capable of positively doing so (see Policy OC7: Redundant Glasshouse Sites Outside of the Centres).

20.2.8. The visual impact of any development for renewable energy production on the openness of the locality and the impact on neighbours, traffic, etc. will be considered

carefully and in all cases, the Authority will have regard to the development being of an acceptable scale and siting, so as to minimise adverse impacts upon the landscape character, biodiversity and amenity of the location concerned. Where development is required for renewable energy production by solar panels or wind turbines the Authority will also consider the impact such development could have on airport operations (see Policy GP17: Public Safety and Hazardous Development and Annex IX: Public Safety Areas). Proposals must accord with all other relevant policies of the Island Development Plan.

20.2.9. Proposals to develop renewable energy installations on greenfield land, other than redundant glasshouse sites, will generally only be supported where it involves the installation of subterranean renewable energy infrastructure which supports, for example, ground source heat pumps, and would not compromise the ability to utilise the land for agricultural purposes.

20.2.10. The Authority will consider the placing of a planning condition on any permission for renewable energy infrastructure requiring the complete removal of all equipment and associated structures, and the restoration of the land once the development is no longer required or is obsolete.

20.2.11. Developments which are large-scale or have significant impacts or involve the reclamation of land from the sea necessary to accommodate development associated with the harnessing of renewable energy will be considered under Policy S5: Development of Strategic Importance.

Policy IP1: Renewable Energy Production

Proposals for installations for the harnessing of renewable energy, and ancillary and associated development, will be supported where:

- a. the development can be satisfactorily incorporated into the built form of an existing or proposed development, or is located on brownfield land; or,**
- b. the proposal is located on a redundant glasshouse site where the development is of an appropriate scale and location; and,**
- c. the proposals do not involve the development of a redundant glasshouse site, within or adjacent to an Agriculture Priority Area or they do involve such a site but it is successfully demonstrated that the site cannot positively contribute to the commercial agricultural use of an identified Agriculture Priority Area or cannot practically be used for commercial agricultural use without adverse environmental impacts or the renewable energy infrastructure is of a design that**

- would allow agricultural activity to continue on the site; or,
- d. the proposals would not involve the development of land which can contribute positively to a wider area of open land.

Proposals that involve the development of greenfield land, other than redundant glasshouse sites, will only be supported where the renewable energy infrastructure is subterranean and it can be demonstrated that the proposal will not compromise the ability to utilise the land for agricultural purposes.

In all cases proposals must accord with all other relevant policies of the Island Development Plan.

The Authority will consider the placing of a planning condition on all permissions for development concerning renewable energy infrastructure requiring the complete removal of all equipment and associated structures, and the restoration of the land once the development is no longer required or is obsolete.

20.3. Solid Waste Management Facilities

20.3.1. Guernsey's solid waste facilities are an essential part of the Island's infrastructure and exist to safeguard public health and to protect the environment. Guernsey generates around 227,000 tonnes per year of waste (as at 2010). The States have long recognised that the Island's current method of waste disposal; landfill, is not sustainable. In February 2012, the States' Waste Strategy was approved, which was formulated with the internationally accepted principle of the Waste Hierarchy at its core. The Waste Hierarchy is in order of priority: Prevention – Reuse – Recycling – Recovery – Disposal. The Strategy focuses on minimising residual waste (gradually increasing up to a 70% recycling target in 2025) and prioritises measures to minimise the amount of waste that requires treatment and disposal. This involves new services and facilities to make it easier for islanders to reduce, reuse, and recycle more.

20.3.2. Guernsey is currently reliant on landfill for disposing of thousands of tonnes of non-reusable and non-recyclable waste as well as the majority of the Island's hazardous/ specially controlled waste. In the last 50 years several former quarries have been filled in this way. Mont Cuet is currently being used for putrescible waste disposal and is nearing the end of its life.

20.3.3. Over the past 20 years, inert waste has been used for land reclamation at Longue Hougue. However, current estimates based on average tipping rates suggest that there

could be as little as seven years' capacity remaining and therefore an alternative, long-term solution is now required.

20.3.4. In February 2014 the States debated proposals giving further details of the implementation of the Waste Strategy. This included plans to begin exporting residual waste (pre-treated to form a refuse derived fuel) for recovery off-island treatment and introducing a new charging system that reflects the polluter pays principle and provides an incentive for recycling and reduction of waste. The new arrangements should be fully operational from 2016, once the required legislation and on-island processing facilities are in place.

20.3.5. To implement the Waste Strategy a number of new facilities and changes to existing facilities will be required that are relevant to land planning and subject to the provisions of this policy. These are:

- Materials Recovery Facilities;
- Waste Transfer Station;
- In-Vessel Composter;
- Civic Amenity Site;
- Repair and Reuse Centre.

20.3.6. Longue Hougue has been identified as a Key Industrial Area (KIA) and a Key Industrial Area Expansion Area – see Policy MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Within Key Industrial Areas and Key Industrial Expansion Areas - and the Proposals Map. It is a large, well established industrial area with existing waste management facilities located partially on reclaimed land with further reclamation underway. Longue Hougue is considered a suitable location for a waste management complex to incorporate the new facilities.

20.3.7. Uses at Longue Hougue are constrained by the Major Hazards Public Safety Zones associated with the storage of hazardous materials which are explained in Annex IX: Public Safety Areas. These seek to generally reduce the number of people working or congregating in the areas. Therefore the Authority would need to have regard to public health or safety in considering proposals in these areas (see Policy GP17: Public Safety and Hazardous Development). Part of the Key Industrial Area and the Key Industrial Expansion Area at Longue Hougue lie within the Harbour Action Area and development proposals for those parts of the Key Industrial Area and the Key Industrial Expansion Area will therefore be required to accord with the adopted Local Planning Brief (see Policy MC10: Harbour Action

Areas). Longue Hougue is an established location for waste management and therefore proposals for waste management facilities at the site brought forward prior to the approval of the Local Planning Brief will be supported provided that they would not prejudice the long-term development of the site and accord with all other relevant policies of the Island Development Plan.

20.3.8. In the event that a Local Planning Brief does not exist for the Harbour Action Area, or where a proposed development is of a minor or inconsequential nature, proposals will be supported providing that the development would not prejudice the outcomes of the Local Planning Brief process, or inhibit the implementation of an approved Local Planning Brief and accords with all relevant policies of the Island Development Plan.

20.3.9. At the time of preparing this Island Development Plan, a strategy for future inert waste disposal has not yet been agreed by the States. However, it may be reliant on further land reclamation projects. Longue Hougue has an estimated seven years remaining capacity for the reclamation of land with inert waste; however, forecasting a closure date is dependent on the nature of the construction industry and the level of activity. Any new land reclamation for inert waste would be regarded as a development of strategic importance and subject to the provisos of Policy S5: Development of Strategic Importance.

20.3.10. Mont Cuet is an engineered landfill site at the site of a former quarry designated for the disposal of putrescible refuse and residual waste. It is the Island's only remaining putrescible landfill site. Mont Cuet has a limited life span and, based on a rolling five-year average at current tipping rates, is predicted to be full by mid-2022. Remaining space should be preserved to provide adequate disposal of waste that is unsuitable for export, including contaminated and hazardous/specially controlled waste, with the remainder of the site continued to be used for green waste windrow composting. The remaining area of the site will be capped. The Authority will support proposals to collect landfill gas from the site once capped, subject to the relevant policies of the Island Development Plan.

20.3.11. A range of other solid waste management facilities are located around the Island. This includes waste sorting, waste recovery and recycling sites. The Authority will support the continued use of these sites for their approved use in connection with solid waste management, subject to confirmation that the development is required to contribute to the delivery of the States' Waste Strategy or that the works are necessary to comply with environmental health and/or waste licensing requirements.

20.3.12. Proposals for new solid waste management facilities or for development leading to an increase in the scale of an existing facility will not be supported, unless they are

located within a Key Industrial Area.

20.3.13. Bring banks are currently provided across the island for the public to deposit recyclable material. Following the introduction of kerbside recycling, it is envisaged that a limited number of bring banks will still be retained. The Authority will expect proposals to co-locate bring banks with other community facilities and within Main and Local Centres unless there is a practical or operational reason not to do so.

20.3.14. The Authority will support the delivery of solid waste management facilities which are part of the States of Guernsey's agreed Waste Strategy on sites other than Longue Hougue or Mont Cuet where development is appropriately located having regard to the Spatial Policy and all other relevant policies of the Island Development Plan. Certain facilities may be considered to be development of strategic importance and subject to the provisions of Policy S5: Development of Strategic Importance. This enables an exception to be made to the Spatial Policy in cases where no suitable alternative sites exist. The Development of Strategic Importance policy will allow for the consideration of any unforeseen facilities required for the implementation of the Waste Strategy, subject to the criteria of the Policy.

20.3.15. Under the requirements of the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007, certain proposals will require an Environmental Impact Assessment.

20.3.16. In order to ensure that householders and businesses are able to recycle the maximum amount of waste, a requirement to design in recycling facilities in new developments is included in Policy GP8: Design. In order to ensure that appropriate environmental management practices are followed during the demolition and construction phase of projects to demolish and rebuild dwellings on a one for one basis, or to demolish and rebuild redundant buildings or dwellings which have planning permission to be subdivided or where development is for five or more dwellings or for any development of a minimum of 1,000 square metres of floor area, in accordance with the policies of the Island Development Plan relating to those proposals, a Waste Management Plan will be required to be submitted with a planning application. Such a Waste Management Plan shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site, and how residual waste will be dealt with. Where development requires a Development Framework that Framework should address issues of waste management and disposal including demolished and excavated material.

Policy IP2: Solid Waste Management Facilities

Development required to implement the States' Waste Strategy will be supported, providing it accords with all relevant policies of the Island Development Plan.

Proposals for development or redevelopment of waste management facilities within the St Sampson's Harbour Action Area, will be supported where they are in accordance with the Principal Aim and relevant Plan Objectives, the Spatial Policy and the relevant Local Planning Brief for the area.

Where there is not an approved Local Planning Brief for the St Sampson's Harbour Action Area, or where a proposed development is of a minor or inconsequential nature, proposals will be supported providing that the development:

- a. would not prejudice the outcome of the Local Planning Brief process; or,**
- b. would not inhibit the implementation of an approved Local Planning Brief; and,**
- c. would accord with all other relevant policies of the Island Development Plan.**

Other than within the Longue Hougue Key Industrial Area, proposals for new waste management facilities required as part of the States' Waste Strategy will be regarded as Development of Strategic Importance (see Policy S5: Development of Strategic Importance).

Other new waste management facilities will only be permitted where they are located within Key Industrial Areas or Key Industrial Expansion Areas and accord with all other relevant policies of the Island Development Plan.

Proposals for alterations or extensions to existing waste management facilities on sites other than Longue Hougue and Mont Cuet will be considered on a case-by-case basis and must be an integral part of the States' Waste Strategy or required to comply with Environmental Health waste licensing or other legal requirements.

In all cases, development must be appropriately located having regard to the Spatial Policy and must accord with all other relevant policies of the Island Development Plan.

Facilities that are intended for personal use, such as bring bank sites, should be located in Main Centres, Main Centre Outer Areas or Local Centres. Sites Outside of the Centres will only be acceptable where it can be demonstrated that no suitable sites are available within a Centre. Where possible these should be located in close proximity to other community facilities.

20.4. Main Centre Port Development

20.4.1. The harbours of St Peter Port and St Sampson provide key strategic infrastructure that ensures the continuing import and export of goods, raw materials and fuel. St Peter Port is one of the gateways to Guernsey and is the arrival and departure point for commercial ferry and cruise liner passengers with associated security requirements. The Harbours also support a range of harbour related industries including Guernsey's commercial fishing fleet and provide leisure and recreation opportunities.

20.4.2. However, the harbours are areas where a co-ordinated approach to the planning of mixed use development, to consider opportunities beyond the purely functional requirements of the ports, has the potential to enhance the harbour areas and secure significant inward investment, including harnessing investment in the operational aspects of the harbours, to promote wider economic, social and environmental objectives.

20.4.3. The Strategic Land Use Plan requires a balance between the operational needs of the functioning ports and making the most of opportunities in the harbour areas for other development for the greater good of the economy and community. In order to maximise the potential of these areas the Island Development Plan has identified the St Peter Port Harbour Action Area and the St Sampson Harbour Action Area (indicated on the Proposals Map). Detailed strategies for the development of the Harbour Action Areas will be provided in a Local Planning Brief for each area when approved by the States of Guernsey (Local Planning Briefs are explained in the Development Frameworks and Local Planning Briefs Annex, Annex III). This is addressed in the Main Centres section of the Island Development Plan (see Policy MC10: Harbour Action Areas).

20.4.4. The Strategic Land Use Plan aims to achieve certain objectives through planning policies which enable the maintenance and enhancement of modern, key, strategic infrastructure. Therefore, until there is an approved Local Planning Brief for a Harbour Action Area, or where the proposed development is of a minor or inconsequential nature, proposals for port related development that is essential to the effective, efficient and safe operation of the ports, or for other operational development required for the functioning of the Ports, will be supported. It will be important to ensure that proposals will not prejudice the outcome of the Local Planning Brief process or inhibit the implementation of an approved Local Planning Brief and that they will not have an adverse effect on the distinctive character and historic setting of the harbours, quaysides or on important public views. Proposals which prejudice the effective, efficient and safe operation of the Ports will not be permitted.

20.4.5. In assessing development proposals the Authority will have regard to the recommendations of the Guernsey Coastal Defence Flood Studies and approved Strategy, 2013 (Billet d'État XV, July 2013) and subsequent approved actions (see Policy IP10: Coastal Defences) and delivery of the Integrated Transport Strategy and Action Plan for Guernsey (Minority Report), 2014 or any amended or updated versions thereof or any other relevant States of Guernsey strategy.

20.4.6. Proposed development associated with the provision of a deep water berth and land reclamation to provide ports and harbour infrastructure will be considered as Development of Strategic Importance and considered under Policy S5: Development of Strategic Importance.

Policy IP3: Main Centre Port Development

Proposals for development or redevelopment within St Peter Port Harbour and St Sampson's Harbour will be supported where they are in accordance with the Principal Aim and Spatial Policy of the Island Development Plan, are consistent with the relevant Plan Objectives of the Island Development Plan and are in accordance with an approved Local Planning Brief for the area.

Where there is not an approved Local Planning Brief for a Harbour Action Area or where the proposed development is of a minor or inconsequential nature, proposals for port related development that is essential to the effective, efficient and safe operation of the ports will be supported providing that the development would not prejudice the outcomes of the Local Planning Brief process and would not inhibit the implementation of an approved Local Planning Brief.

Where there is not an approved Local Planning Brief for a Harbour Action Area and where development is not of a minor or inconsequential nature, proposals for operational development required for the functioning of the Ports will be supported providing that the development:

- a. would not prejudice the outcomes of the Local Planning Brief process; and,**
- b. would not inhibit the implementation of an approved Local Planning Brief; and,**
- c. would not have an adverse effect on the distinctive character and historic setting of the harbours and quayside or on important public views.**

Proposals which prejudice the effective, efficient and safe operation of the Ports will not be permitted.

20.5. Airport Related Development

20.5.1. The airport is an important gateway to the Island and its ability to operate successfully is vital to the Island's success as a desirable place to live, do business and spend leisure time.

20.5.2. The Strategic Land Use Plan requires the Island Development Plan to make provision for airport related development to ensure the airport remains fit for purpose for the foreseeable future and is able to respond to opportunities to strengthen its contribution to the economy.

20.5.3. Recent investment has upgraded the airport and its facilities to meet new safety requirements. Future operational requirements may require further development and enhancement of facilities inside or within close proximity to airport land and this could range from additional car parking and enhanced maintenance or storage facilities to a possible extension of the runway (see Policy IP5: Safeguarded Areas).

20.5.4. On or adjoining airport land, as identified on the Proposals Map, and within close proximity to the airport, proposals for development that will enable the continued effective, efficient and safe, operation of the airport and the expansion of airport related uses will be supported. Such development may require an Environmental Impact Assessment and applicants are advised to refer to the Land Planning and Development (Environment Impact Assessment) Ordinance, 2007 and the Authority's published guidance on Environmental Impact Assessment.

20.5.5. Modern day airports not only provide vital strategic transport links to the rest of the world, but also incorporate ancillary commercial activity as an important and integral part of the economic success of the airport. The Island Development Plan recognises that certain businesses require an airport location and these will be supported where they contribute positively to the successful operation of the airport or enhance the airport's contribution to the economy and are suitably located. These airport related uses include those directly related to the operation of the airport such as freight storage and distribution, aeronautical engineering and retail operations ancillary to and entirely integral with the modern day experience of in-flight shopping, predominantly from the 'airside' area of the airport and within existing terminal buildings. It also includes general aviation development such as aircraft hangarage and maintenance areas and development associated with business and corporate and private flying. These specific uses are acknowledged to contribute positively to the overall viability and success of the operation of the airport and will be supported within the requirements of this policy. It is also

acknowledged that other uses such as car hire operations and other travel related business activities whose operation is directly connected to the airport are most conveniently located within close proximity to the airport in order to operate successfully.

20.5.6. Airport related development will be assessed in terms of its operational requirements and there will be an expectation that these will be, where possible, located on airport land, as indicated on the Proposals Map. However, where proposals are for airport related development or commercial activity whose operation is directly connected to the airport and which will support and enhance the contribution the airport makes to the economy, this policy will enable the consideration of development which might not otherwise be acceptable under other policies of the Island Development Plan providing that it is demonstrated that the development will be in accordance with the Principal Aim and relevant Plan Objectives and the General Policies of the Island Development Plan. If a suitable site is not available on airport land, development will be expected to be located on sites immediately adjoining airport land and applicants will need to demonstrate that proposals will not have unacceptable adverse impacts on adjoining uses. Where development is proposed on sites in close proximity to the airport but not on sites immediately adjoining airport land, applicants will need to demonstrate that the development will not have unacceptable adverse impacts on open landscape character, an Agriculture Priority Area or adjoining uses. The Authority will assess the proposals on a case by case basis, at all times seeking to prevent unnecessary development beyond airport land or outside the centres.

Policy IP4: Airport Related Development

Proposals relating to the operation or safety of the airport will be supported where it would ensure the continued effective, efficient and safe operation of the airport.

Proposals which would prejudice the effective, efficient and safe operation of the airport will not be permitted.

Proposals for development associated with airport related uses on airport land, immediately adjoining airport land or within close proximity to airport land will be assessed on a case by case basis depending upon the nature of use proposed and the impact of the development and supported where they would:

- a. complement and support the efficient and effective operation of the airport; or,**
- b. enhance the contribution the airport makes to the economy through ancillary development.**

Where the site is immediately adjoining airport land it is demonstrated, in addition to criteria (a) and (b), that:

- c. there are no suitable sites available on airport land on which the development could be located; and,
- d. the development will not have unacceptable adverse impacts on adjoining uses; and,
- e. the proposals accord with the Principal Aim and relevant Plan Objectives and General Policies of the Island Development Plan.

Where the site is in close proximity to the airport but not on or immediately adjoining airport land it is demonstrated, in addition to criteria (a) and (b), that:

- f. there are no suitable sites available on airport land or immediately adjoining airport land on which the development could be located; and,
- g. the development will not have unacceptable adverse impacts on open landscape character, an Agriculture Priority Area or adjoining uses; and
- h. the proposals accord with the Principal Aim and relevant Plan Objectives and General Policies of the Island Development plan.

20.6. Safeguarded Areas

20.6.1. The Strategic Land Use Plan requires specific areas of land to be protected from any development that may compromise their possible future use for strategically important development.

20.6.2. Stone extraction on Guernsey takes place at Les Vardes Quarry, St Sampson. Extraction may continue over the lifetime of the Island Development Plan. A further area of stone, which is considered viable to extract in the future, exists at Chouet Headland, Vale. The Strategic Land Use Plan requires the Island Development Plan to ensure that this area is identified as a strategic reserve and that it is protected from development that might affect its future use for stone extraction.

20.6.3. Following a review of its strategy on Waste, Water and Stone (2006), the States of Guernsey has agreed to safeguard Les Vardes Quarry as a strategic asset for the future storage of potable water once stone extraction ceases (Billet d'État X, 2009). The Strategic Land Use Plan requires Les Vardes Quarry to be safeguarded in the Island Development Plan as a future strategic water reserve.

20.6.4. Ensuring that Guernsey Airport is able to meet transport needs in the future is essential to the co-ordinated and cost effective delivery of a key public service for Islanders and visitors and is also vital to the local economy. The Strategic Land Use Plan requires provision to be made in the Island Development Plan to ensure that Guernsey Airport is able to meet modern operational standards and respond to opportunities to strengthen its contribution to the economy (see Policy IP4: Airport Related Development). While there is no current evidence that an extension to the length of the airport runway is required to meet economic or operational needs and while advances in aircraft technology might reduce the need for a longer runway in the future, this is something beyond local control. It is also possible that other external factors, such as United Kingdom hub airports not accepting smaller regional aircraft, may trigger the consideration of a runway extension sometime in the future.

20.6.5. Consequently, three safeguarded areas are identified on the Proposals Map consisting of;

- Chouet Headland for possible mineral extraction;
- Les Vardes Quarry for possible freshwater storage; and,
- Land to the east of airport land for a possible runway extension.

20.6.6. These areas are safeguarded for the specific purposes noted above. Safeguarding these areas, recognises the fact that certain strategically important development can only occur in very specific areas and safeguards are required to ensure the future security of freshwater supplies, to protect known stone reserves where they occur and to provide the means for the airport to respond to opportunities and threats in the future and to protect these areas from forms of development which might prejudice their future use for these purposes.

20.6.7. By designating these safeguarded areas it is not implied that there is any commitment that such development will take place but the purpose is to protect these areas from any development that may compromise their possible future use for the strategically important developments stated above.

20.6.8. Development within a safeguarded area, for the purposes set out in this policy, will require a Development Framework. Where a Development Framework is approved it will be taken into account when considering proposals in the area to which it relates and proposals will be expected to accord with the approved Development Framework. There may be more than one Development Framework for an area. Proposals may also require an

Environmental Impact Assessment.

20.6.9. Further guidance on Development Frameworks can be found in the Development Frameworks and Local Planning Briefs Annex (Annex III). With regard to Environmental Impact Assessment the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 and the Authority's published guidance on Environment Impact Assessment are relevant.

20.6.10. Where there is not an approved Development Framework for the safeguarded area, or where a proposed development is of a minor or inconsequential nature, proposals will be supported where they would not inhibit the implementation of an approved Development Framework or prejudice the future implementation of development the purpose for which the area has been safeguarded. Proposals must also accord with all other relevant policies of the Island Development Plan.

Policy IP5: Safeguarded Areas

Safeguarded Areas shall be protected from any development that may compromise their future implementation for strategically important development. Three areas are designated on the Proposals Map as Safeguarded Areas:

- **Chouet Headland for possible mineral extraction;**
- **Les Vardes Quarry for possible water storage; and,**
- **Land to the east of airport land for a possible runway extension.**

Development within Safeguarded Areas will be supported where:

- a. **the proposal is in accordance with an approved Development Framework; or,**
- b. **the proposal would not inhibit the implementation of an approved Development Framework or prejudice the future implementation of development the purpose for which the area has been safeguarded; or,**
- c. **the development is of a minor or inconsequential nature which would not prejudice the future implementation of the development the purpose for which the area has been safeguarded; and,**
- d. **the proposal is in accordance with all other relevant policies of the Island Development Plan.**

20.7. Transport Infrastructure and Support Facilities

20.7.1. The Strategic Land Use Plan notes that, although the continuing long term trend for high levels of car travel remains a significant factor, land use planning has a role to play in influencing travel choice. A key outcome statement identified by the spatial strategy of the Strategic Land Use Plan is to work towards achieving ‘a safe, secure and accessible environment for all’. Within the context of an island that has already seen development occur, it is possible to shape travel behaviour to a certain extent by establishing development patterns that complement public transport provision and reduce car dependence.

20.7.2. Guernsey has a very high level of car ownership, per head of population, and reliance on private motor transport creates a number of negative impacts on accessibility for some members of our community and on the quality of the environment. Levels of traffic congestion and delay remain high, substantial areas of land within and around the Main Centres are dedicated to surface parking which appears visually unattractive and does not represent an efficient use of land, and high volumes of traffic creates conflicts and safety issues with pedestrians and cyclists. Motorised vehicle use is also one of the main contributors of greenhouse gases in the Island negatively affecting air quality and contributing to climate change.

20.7.3. By directing the majority of new development to the Main Centres, and to a more limited extent to the identified Local Centres, the Spatial Policy of the Island Development Plan will help to deliver a reduction in the need to travel by car through the development of sustainable communities. However, there is a requirement to ensure that this is complemented by supporting improvements in public transport and that alternative travel options to the motor car are attractive, practical and safe.

20.7.4. Owing to the fact that the majority of new development is expected to occur within the Main Centres, activity, uses and new development occurring within them will, in turn, attract people to these areas using a range of road transport methods along the ‘hub and spoke’ structure of the Island’s road network. The aim of this policy is therefore to provide a supportive policy framework for the assessment of transport-related infrastructure that will be required to help reduce the dependence on the motor car and to support proposals that will contribute to the provision of a range of practical options for travelling around the Island.

20.7.5. Acknowledging that new development within the Main Centres and the Main Centre Outer Areas will attract people from across the Island, it is important to ensure that development is designed in such a way as to encourage a range of ways of travelling to the site. In this respect, this policy sets out what the Authority will expect from developers when considering proposals for development within the Main Centres and the Main Centre Outer Areas. Proposals will need to consider how the development can be designed to provide the necessary infrastructure and facilities in order to support a range of practicable transport options for reaching the site. Unless there are sound reasons for not doing so, developments within the Main Centres and the Main Centre Outer Areas will be expected to make provision for facilities that will assist in people being able to commute by bicycle or on foot. This might include, for example, the provision of staff showers and changing facilities within commercial developments and the provision of adequate bicycle and motorcycle parking in all new developments. The parking standards set out within Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment identify the minimum requirements for bicycle and motorcycle parking provision in new developments.

20.7.6. The Authority will require development to be well integrated with the transport network and where potential exists, proposals will need to demonstrate excellent pedestrian and bicycle access to, within and through the site, taking opportunities to increase connectivity and create linkages and public through-routes where appropriate. Measures to encourage walking and cycling may need to extend beyond the immediate site concerned, for example, through improvements to footpaths, pedestrian crossing facilities and improved bicycle access.

20.7.7. Throughout the Island the Authority will support proposals for public infrastructure that would assist in providing greater transport choice. This includes the provision of shelters at bus stops and the inclusion of other public transport-related infrastructure, such as signage and bus information boards. It also requires the provision of cycling facilities and secure motorcycle and bicycle parking and encourages the creation and/or enhancement of pedestrian and cycle routes across the Island. In this respect, the Authority will support development proposals that would help extend the existing network of Ruelle Tranquilles and green lanes in order to provide improved safe linkages for pedestrians and cyclists that can act as a practical alternative to the busy commuter routes and provide a network of attractive, quiet routes that can be enjoyed at leisure.

20.7.8. New, large scale public transport infrastructure, such as the provision of a new bus depot or a modern bus terminus, or the provision of park and ride/park and walk/park and cycle facilities will be considered under Policy S5: Development of Strategic Importance.

20.7.9. In order to address localised air quality issues and to reduce greenhouse gas

emissions, and within its mandate as the Island's planning authority, the Authority will encourage the use of electric vehicles through supporting proposals for the installation of battery charging points in public car parking areas.

Policy IP6: Transport infrastructure and support facilities

Development proposals that encourage a range of travel options to and within the Main Centres and the Main Centre Outer Areas will be supported, where they are compatible with other relevant policies of the Island Development Plan.

Development proposals within the Main Centres and the Main Centre Outer Areas will be expected to be well integrated with the transport network and make provision for infrastructure and facilities that will assist in people being able to commute to the site using a range of transport options including by bicycle or on foot.

Throughout the Island, the Authority will support proposals for public infrastructure that would assist in providing greater transport choice where these accord with all other relevant policies of the Island Development Plan. New large scale public infrastructure will be considered under Policy S5: Development of Strategic Importance.

In all cases, when considering proposals for development, the Authority will take into account the provision of appropriate levels of bicycle and motorcycle parking in accordance with the guidance set out in Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment.

20.8. Private and Communal Car Parking

20.8.1. The Strategic Land Use Plan states that while the appropriate provision of parking in new developments can ensure the economic and social objectives of the States are able to be met, opportunities should be explored to minimise the negative effects of car parking, particularly within the Main Centres.

20.8.2. For the purposes of this policy, private car parking can be defined as car parking that is located off the public highway and is only available for use by those occupying or visiting the site so does not include public car parking. Communal car parking is defined as car parking that relates to/serves a specific development, such as a housing estate, where the parking for the development is arranged in communal areas rather than being located on individual sites.

20.8.3. The provision of appropriate levels of private and communal car parking within a development is important to its overall quality and function. However, managing the supply of car parking is a key factor in addressing traffic congestion, encouraging people to use more sustainable modes of transport, making more efficient use of land and creating better places for everyone to use and enjoy within the Main Centres and Main Centre Outer Areas. The provision of large numbers of private car parking spaces within a development will do nothing to encourage occupiers and users of the development to access the site by means other than the motor car. Therefore, the car parking standards within Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment set maximum figures for the provision of car parking within new developments within the Main Centres and the Main Centre Outer Areas. However, the strict application of standards can sometimes have an undesirable impact upon the appearance or function of a particular development and although the provision of parking should be expected to comply with Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment, it will be interpreted flexibly where it is considered that a better overall development can be achieved.

20.8.4. Development proposals will be expected to meet the car parking requirements of disabled people, as set out within the Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment.

Policy IP7: Private and Communal Car Parking

In considering proposals for development, the Authority will take into account the provision of appropriate levels of private and communal car parking in accordance with the guidance set out in Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment.

20.9. Public Car Parking

20.9.1. The Strategic Land Use Plan states that convenient access to and within the Main Centres of St Peter Port and St Sampson/Vale is important for those needing to get to work, to shop and to enjoy the facilities they offer. Local reliance on car use has, however, led to the creation of large car parks especially within St Peter Port, where a substantial area of the harbour is dedicated to surface parking, appearing visually unattractive and not representing efficient use of land in a prime location.

20.9.2. For the purposes of this policy, public car parking is defined as car parking that is unrelated to a specific development or site and which is accessible for use by the general public.

20.9.3. Public car parking is a major user of land and its supply is a key factor influencing journeys by motor transport. There is a balance to be struck between providing an appropriate level of car parking within the Main Centres to enable convenient access to the shops and services within them and the need to reduce car dependency. Less reliance on the motor car will improve the quality of the environment within the Main Centres for pedestrians, the mobility impaired and cyclists. It will also enhance these areas as attractive places to shop, do business, live and spend leisure time. As a result, the Island Development Plan generally does not make provision for any new public car parking areas within the Main Centres or Main Centre Outer Areas unless they form part of a major and comprehensive development scheme for a Harbour Action Area, brought forward through a Local Planning Brief or as part of a comprehensive scheme for a Regeneration Area, brought forward through a Development Framework and which is in accordance with relevant States of Guernsey strategies. The relocation of some of the existing public car parking within the Main Centres will be supported in principle where this would decrease the negative impact of the motor car on the quality of the urban environment.

20.9.4. In certain circumstances, and with the appropriate management, the provision of additional public car parking can assist in ensuring that the parking is located in appropriate locations and can provide greater transport choice. It can provide opportunities to rationalise car parks by providing an overall increase in the number of parking spaces through, for example, the provision of a greater number of parking spaces for smaller vehicles and/or motorcycles and providing dedicated areas for electric vehicles or relocating a public car park from an inappropriate place to a more appropriate one. This would be consistent with Policy IP6 and result in a more efficient use of land and an encouragement away from the use of fossil-fuel powered vehicles, resulting in less harmful emissions. It would also fulfil the objectives of the Strategic Land Use Plan in making the Main Centres desirable places to live and spend leisure time.

20.9.5. From time to time, sites are cleared for redevelopment and there can be pressure from developers to utilise these for temporary car parking. Applications to use such clearance sites on a temporary basis for parking will normally not be permitted as this could have a negative impact on the appearance and function of an area and could prejudice the future efficient redevelopment of the site.

20.9.6. Beyond the Main Centres and Main Centre Outer Areas, the provision of public car parking is limited to areas such as coastal locations, parks and public walks which do not attract the same volumes of traffic as the Main Centres. Therefore proposals for the creation, extension or loss of public car parking on sites outside of the Main Centres and Main Centre Outer Areas will be assessed against the other relevant policies of the Island

Development Plan, according to the functional need of the development concerned.

20.9.7. Development proposals for new park and ride, park and cycle or park and walk facilities will be considered under Policy S5: Development of Strategic Importance.

Policy IP8: Public Car Parking

Within Main Centres and Main Centre Outer Areas, proposals for the provision of new public car parks that would result in a net increase in parking spaces available to the public will be supported if:

- a. it forms part of a major, comprehensive development scheme brought forward through a Local Planning Brief for a Harbour Action Area or a Development Framework for a Regeneration Area and accords with relevant strategies of the States of Guernsey; or,**
- b. it would enable additional parking spaces to be provided as part of proposals for public car park rationalisation or relocation or redevelopment, where this would accord with relevant strategies of the States of Guernsey.**

The relocation of existing public car parking within the Main Centres will be supported in principle where this would decrease the negative impact of the motor car on the quality of the urban environment.

The use for temporary car parking on vacant sites proposed for development will normally not be permitted.

Proposals for the creation, extension or loss of public car parking on sites outside of the Main Centres and Main Centre Outer Areas will be assessed against the other relevant policies of the Island Development Plan.

20.10. Highway Safety, Accessibility and Capacity

20.10.1. A key outcome statement within the Strategic Land Use Plan is to work towards achieving 'a safe, secure and accessible environment for all'. It notes that the creation of compact, walkable communities centred on a high quality public transport system can make it possible to live a higher quality life without complete dependence on a motor car. The Strategic Land Use Plan also states that the historic form of the public road

network constrains the scope of potential highway improvements with buildings and other structures often positioned on the back edge of the pavement. This form of development is particularly prevalent in the central parts of the Main Centres.

20.10.2. Proposals for development offer the opportunity to secure a more accessible environment for both the users of the site and those travelling in the area. Access requirements of people of all levels of mobility and health need to be considered at an early stage in the design process of a development proposal. However, care will need to be taken to ensure access considerations do not result in an adverse effect on the special interest or character and appearance of a Conservation Area, protected building or protected monument.

20.10.3. New development may require improvements to be made to the local road network. In the case of proposals with the potential to generate significant amounts of traffic, it may be necessary for the developer to commission a Traffic Impact Assessment (TIA). This will be expected to demonstrate how any identified traffic issues can be addressed and any negative impacts successfully mitigated. This could be through physical alteration to the road network or through the implementation of traffic management techniques such as the development of a site specific Travel Plan. The threshold for specific forms of development considered to have a significant impact on the transport network, and therefore requiring the submission of a Traffic Impact Assessment, is identified in the Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment.

20.10.4. Much of Guernsey's local distinctiveness is formed by roadside walls, hedges and landscaping, as well as the width of the public highways. Therefore, in considering proposals for enhancements to the existing road network intended to improve road safety and/or pedestrian and cycling accessibility, the Authority will seek to ensure that they do not result, wherever possible, in adverse effects upon the special interest or character or appearance of a Conservation Area, protected building or protected monument. Elsewhere, to ensure a proportionate management of development, the Authority will seek the retention of landscape character or distinctive natural or built features that contribute positively to the character of an area, but will require the value of the landscape character or features on an individual site to be assessed in a wider context of the contribution made to the landscape value of a particular locality. In assessing development proposals, the Authority will balance any impact on the character of the locality concerned with affording a significant degree of flexibility so that reasonable development aspirations can be met (see Policy GP1: Landscape Character and Open Land).

Policy IP9: Highway Safety, Accessibility and Capacity

In considering proposals for development the Authority will take into account:

- a. the existing public road network's ability to cope with any increased demand as a result of the development and may require physical alterations to the highway or the implementation of an operational scheme to manage the impact of the development on the road network (a Traffic Impact Assessment may be required); and,
- b. the access requirements of people of all levels of mobility and health.

In considering proposals for enhancement to access of developments or to improvements to the local highway network the Authority will seek to ensure, wherever possible, that they do not result in adverse impacts on the special interest or character or appearance of a Conservation Area, protected building or protected monument, or elsewhere, wherever possible, on the landscape character or distinctive natural or built features that contribute positively to the character of the wider area.

20.11. Coastal Defences

20.11.1. In supporting the Island's economy, providing housing, community facilities and opportunities for leisure and recreation and in promoting the security of key infrastructure, as well as protecting environment, cultural identity and heritage, the Strategic Land Use Plan supports developments which enable adaptation to climate change. This includes ensuring the sound management of coastal areas, including the improvement of existing and development of new long-term coastal defences where required.

20.11.2. The Coastal Defence Flood Studies and approved strategy, 2013 (Billet d'État XV, July 2013) identifies extensive flooding caused by tidal or storm surge as a key corporate risk and focuses priority for capital works in the areas of St Sampson's Harbour and Belle Greve Bay. In establishing priorities for meeting identified needs for development of Guernsey's coastal defences it seeks, over its 20 year life span, to put in place a flood risk management strategy involving a combination of preparing for and adapting to flooding and improving, and building new, defences for dealing with coastal flooding in the short, medium and long term. The Island Development Plan seeks to support this Strategy or any other subsequent or updated strategy for coastal defence which is approved by the States of Guernsey.

20.11.3. The Island Development Plan recognises that some areas are more vulnerable to flooding than others and some land uses will be more adversely affected by flooding than others. For example the provision of outdoor recreation facilities will not be as adversely affected by flooding as a new health facility. Modified design and construction methods and improved drainage systems, and careful selection of the location of development are examples of the ways in which means of alleviating the effects of flooding on sites known to be at risk can be successfully built into new developments. The Island Development Plan therefore requires that, when considering development proposals, the risk of flooding is assessed on a case by case basis, and adaptation measures adopted as appropriate. Policy GP9: Sustainable Development is of relevance in this regard.

20.11.4. Proposals to maintain existing coastal defences are generally exempt from requiring planning permission (see Class 5, paragraph 11 of the Schedule to the Land Planning and Development (Exemptions) Ordinance, 2007). Proposals for new or replacement coastal defences will be considered on a case by case basis but will be supported where this fulfils the objectives of the States-agreed Coastal Defence Flood Studies and approved strategy, 2013 (Billet d'État XV, July 2013) or any strategy for coastal defence which is approved by the States of Guernsey.

20.11.5. Such development is likely to be of a significant scale and therefore Policy S5: Development of Strategic Importance will apply. Unless it is demonstrated to be unavoidable for legitimate practical reasons, proposals will be expected to maintain public access to the coastline.

20.11.6. Opportunities should be taken to improve the Island's resilience to climate change, especially in respect of coastal defences, through a co-ordinated approach to land planning which harnesses investment that would address flooding-related problems. As such, new developments in vulnerable areas are encouraged to contribute to the maintenance, improvement and development of coastal defences, and to develop sites and construct buildings in a way that alleviates the effects of flooding, thus securing protection for neighbours as well as the development site. The Authority will fully explore opportunities to harness investment in coastal defences from developers proposing development within vulnerable areas which are large-scale or where the type of development proposed will be particularly sensitive to flooding.

20.11.7. For the avoidance of doubt the drainage implications of development and issues of flood risk management will be considered under Policy GP9: Sustainable Development.

Policy IP10: Coastal Defences

Proposals for new or replacement coastal defences will be considered against Policy S5: Development of Strategic Importance.

20.12. Small-Scale Infrastructure Provision

20.12.1. Modern infrastructure is vital to the Island and its timely provision is an important objective of the Strategic Land Use Plan which supports making better use of existing, and providing additional capacity by extending existing or providing new, infrastructure. This is reflected in the Plan Objectives of the Island Development Plan.

20.12.2. Infrastructure includes the basic physical structures and large physical networks needed for the functioning of the Island community. In some instances, infrastructure requirements may be large scale and/or of strategic importance, or requirements may be identified at some stage in the future that were not envisaged at the time this Plan was prepared. Consequently, Policy S5: Development of Strategic Importance has been prepared and is appropriate where development is demonstrated to be essential to the public interest or health or safety or security of the community. For the avoidance of doubt proposals for new telecommunication masts will be considered under Policy S5: Development of Strategic Importance and in relation to such proposals the impacts on public health will be assessed by the Office of Environmental Health and Pollution Regulation against latest standards and guidance. Some forms of infrastructure may affect the operation of the airport and Policy GP17: Public Safety and Hazardous Development and Annex IX: Public Safety Areas are relevant in this respect.

20.12.3. There are also small-scale forms of development associated with the provision of infrastructure. Small scale forms of infrastructure development, such as affixing additional telecommunications antennae to existing structures, installation of telecommunications cabinets, the erection of small-scale buildings, electricity substations and other service apparatus will be supported where this would contribute to the maintenance and support of efficient and sustainable infrastructure and accords with the other relevant policies of the Island Development Plan.

20.12.4. In order to minimise the impact of small-scale infrastructure and to ensure the best practical use is made of existing buildings and infrastructure, and the most effective and efficient use is made of land, proposals will first be required to demonstrate that

the sharing or co-location of facilities, buildings, apparatus and support structures is not practically possible.

Policy IP11: Small-scale Infrastructure Provision

Proposals for small scale infrastructure development will be supported where this would contribute to the maintenance and support of efficient and sustainable infrastructure and accords with the other relevant policies of the Island Development Plan.

In all cases, the applicant will first be required to demonstrate that the sharing or co-location of facilities, buildings, apparatus and support structures is not practically possible.

20.13. Crematoria and Burial Sites

20.13.1. The States' Population Policy Group's consultation document 'Managing Guernsey's Population' 2011 states that Guernsey has an aging population and figures in the Guernsey Annual Population Bulletin, March 2013 indicate that the percentage of the population in the 65 - 84 years category and over 85 years category has steadily risen between 2008 and March 2013. A consequence of this is that the Island must anticipate and plan for an increase in demand for use of crematoria and burial sites and the associated demands on land.

20.13.2. The Core objectives of the Strategic Land Use Plan seek the wise management of Island resources, including land, and the maintenance and enhancement of modern key strategic infrastructure. In this regard, it is directed that the Island Development Plan ensures that provision is made to secure a range of community and social facilities sufficient to accommodate need and demand whilst maximising the use of existing sites.

20.13.3. Guernsey's existing crematorium, at Le Foulon, St Peter Port, is located outside the Main and Local Centres, and serves the whole Island. Burial sites are located throughout the Island and residents tend to have strong ties to their Parish which generally determines the catchment area of particular burial sites. Burial sites are often not located in Main or Local Centres.

20.13.4. Crematoria and burial sites can provide important quiet spaces within communities, often offering walks and seating and having value for their open nature, historic interest and as wildlife habitats. Proposals for development at such sites must seek

to maintain, and, where possible and practical, enhance these aspects (see Policy GP2: Sites of Special Significance and Policy GP3: Areas of Biodiversity Importance).

20.13.5. The development of new and the extension of existing crematoria and burial sites beyond the existing sites will be of Island wide significance and in order to ensure that the most appropriate sites are identified these proposals will be assessed using Policy S5: Development of Strategic Importance.

20.13.6. Extension, alteration or redevelopment of existing crematoria and burial sites and ancillary development associated with them, within the existing site, will be supported where the proposals accord with the other relevant policies of the Island Development Plan.

Policy IP12: Crematoria and Burial Sites

The development of new crematoria and new burial sites and the extension of existing crematoria and burial sites beyond the existing site will be assessed using Policy S5: Development of Strategic Importance.

The extension, alteration or redevelopment of existing crematoria and burial sites, and ancillary development associated with them, within the existing site, will be supported where the proposals accord with the other relevant policies of the Island Development Plan.

21. Monitoring and Review

21.1. Introduction

21.1.1. Ensuring that the Island Development Plan is effective and relevant requires on-going monitoring of the success and progress of its policies to make sure it is achieving its objectives and to make necessary adjustments if the monitoring process reveals that changes are needed. This enables the Island Development Plan to maintain sufficient flexibility to adapt to changing circumstances.

21.1.2. Monitoring is required to provide a detailed understanding of the performance of planning policies in the delivery of the objectives of the Strategic Land Use Plan, other States of Guernsey objectives and the purposes of the Land Planning and Development (Guernsey) Law, 2005. To fully realise the potential of the Strategic Land Use Plan there needs to be Island Development Plan policy monitoring and review to ensure that objectives are being met. The monitoring process will help to determine whether there is a need to review the Strategic Land Use Plan and/or undertake a partial or full review of the Island Development Plan or prepare a new statutory Plan.

21.2. Approach to Monitoring and Review

21.2.1. The Authority will measure the performance of the Island Development Plan by assessing how effective its policies are in delivering its Principal Objectives, as set out in Part Two. A set of key indicators and targets will be developed to allow direct and indirect effects to be monitored. Indicators will provide a consistent basis for monitoring and a guide to overall progress to establish the basis for identifying where the Island Development Plan may need to be strengthened, maintained or changed in some way.

21.2.2. Effective monitoring is key to the successful delivery of the Principal Objectives of the Island Development Plan. Monitoring of different types of development is an important component in helping to digest trends and assess effectiveness of planning policies. This will ensure the Authority can keep planning policies and guidance up-to-date. Monitoring will also include an evaluation of decisions on planning applications, including, particularly, planning appeals and the extent to which policies have been supported.

21.2.3. Effective monitoring will be managed through the Authority submitting regular reports to the Committee *for the* Environment & Infrastructure setting out how the Island Development Plan is satisfying specific economic, social and environmental objectives of

the States. The Strategic Land Use Plan states that:

“to ensure the Development Plans successfully deliver the land use objectives of the States, as set out within this Strategic Land Use Plan, the Strategic Land Planning Group (now the Committee for the Environment & Infrastructure) will work closely with the Environment Department (now the Development & Planning Authority) to monitor key Development Plan policies in order to assess their robustness, continued relevance and effectiveness”.

21.2.4. The Authority will produce Monitoring Reports and will report to the Committee *for the Environment & Infrastructure* at quarterly intervals (or such longer time periods as are agreed with the Committee *for the Environment & Infrastructure*) and on an annual basis consistent with the monitoring and review provisions of the Strategic Land Use Plan. The Committee *for the Environment & Infrastructure*, in turn, will provide updates to the Policy & Resources Committee for inclusion in the annual report on the Strategic Land Use Plan within the States’ Strategic Plan.

21.2.5. The frequency of the reporting process will ensure that the Authority can respond efficiently to changing circumstances and take early action to overcome barriers to delivery, or review policy approaches to meet changing circumstances.

21.2.6. The objectives for the monitoring reports will be to:

- assess the implementation of the Strategic Land Use Plan policies through the Island Development Plan policies and the management of development;
- identify and remove any blockages to the delivery of sustainable development for which provision is made within the Strategic Land use Plan;
- identify potential revisions required to the Strategic Land Use Plan or Island Development Plan to ensure the objectives of the States are adequately satisfied by the land use planning system.

21.2.7. Effective monitoring requires input and feedback from other States’ Committees, stakeholder groups and the public. The Strategic Land Use Plan requires monitoring reports to indicate the responses of other States’ Committees and members of the public to the implementation of policies within the Island Development Plan and whether any need for policy change has been identified. The Authority will liaise with other relevant bodies to produce the Monitoring Reports. Monitoring is also important to enable communities and interested parties to be aware of progress. The monitoring reports will be made publicly available.

21.3. Quarterly Monitoring Reports

21.3.1. The Strategic Land Use Plan requires a quarterly monitoring regime focusing on the following areas:

- the delivery of housing;
- the provision of adequate employment related development;
- management of natural resources;
- the delivery of infrastructure identified as being required by the States.

21.3.2. The Authority considers that monitoring the management of natural resources and the delivery of infrastructure is better suited to longer term monitoring given the likely pace of change and this will therefore be monitored on an annual basis, or an alternative appropriate period as agreed with the Committee *for the Environment & Infrastructure*.

21.3.3. Quarterly monitoring reports will be a basic report providing an update on the delivery of housing and employment related development using quantitative data that can be sourced from the Authority's records, with minimum resource implications. This will be broadly consistent with the Authority's approach to previous monitoring work and will allow for comparison and assessment of trends over time. The quarterly monitoring reports will set out separate information for Main Centres and Main Centre Outer Areas, Local Centres and Outside of the Centres. The reports will focus on the following areas:

The delivery of housing in accordance with identified housing need

21.3.4. The key information that the housing monitoring will provide is:

- The amount of housing land available - the number and type of planning permissions granted (and therefore effectively available for implementation). This is to ensure that a two-year provision is effectively available for housing development (via new-build or through conversion or sub division) at any one time to meet the requirement set by the States of Guernsey. For this 'pipeline' figure and for monitoring purposes new housing is deemed to be effectively available where planning permission has been granted even if the development is not yet complete. Monitoring will include the distribution of new homes by Centre and by Parish (both completions and permissions), the proportions of new build versus sub-divisions and conversions, the proportion of new homes on brownfield land and the proportion of dwellings given planning permission that actually

get built. This monitoring will record the net change in new dwellings;

- The level of affordable housing delivery in total and relative to the policy requirements;
- The mix of housing types and sizes both being permitted and those actually built.

The provision of adequate employment related development as identified within States'-adopted plans

21.3.5. The key information that the employment monitoring will provide is:

- the supply of employment land on the Island through the planning system and available to the market.

21.3.6. Two indicators will be used:

- amount of employment floor space granted planning consent over monitoring period;
- amount of employment floor space being marketed through local property agents over monitoring period.

21.3.7. Three types of employment land will be monitored using the following Use Classes for each type as defined by the Land Planning & Development (Use Classes) Ordinance, 2007 or the equivalent uses following any amendment or replacement of the Ordinance:

- Offices: Use Classes 21, 22 and 23;
- Storage and Distribution: Use Classes 30 to 36; and,
- Industrial: Use Classes 37 and 38.

21.3.8. Retail uses and visitor economy uses will be monitored on an annual basis, or an alternative appropriate period as agreed with the Committee *for the Environment & Infrastructure*.

21.4. Annual Monitoring Report

21.4.1. The Annual Monitoring Report will be a more comprehensive report that contains both quantitative and qualitative information and includes feedback from stakeholders. The Strategic Land Use Plan requires the Authority to monitor on an annual basis:

- how the Island Development Plan is delivering the proactive elements of the Strategic Land Use Plan, specifically those set out within Section 5 (Linking Policies) of the Strategic Land Use Plan;
- whether any action is required to maintain and, in particular, to enhance the effectiveness of delivery of the strategic economic, social and environmental objectives mentioned in the Strategic Land Use Plan.

21.4.2. The Annual Monitoring Report will require:

- checking that the objectives of the Strategic Land Use Plan and the Island Development Plan are being met and identifying any actions needed to address any barriers and blockages to the delivery of sustainable development. This will also provide a basis to continually review the Strategic Land Use Plan. Any significant change in the Strategic Land Use Plan is likely to trigger a review of the Island Development Plan;
- assessing whether the Island Development Plan Principal Aim and Principal Objectives are still appropriate;
- assessing the potential impacts of new or updated States' Strategies;
- assessing any risks to the effective delivery of policies in the Island Development Plan and devising contingencies, where possible;
- a commentary for the Main Centres and Main Centre Outer Areas, Local Centres and Outside of the Centres (for each of Living, Working and Spending Leisure Time);
- analysis of planning applications and planning appeals;
- analysis of planning performance;
- analysis of feedback from other States' Committees, forums, focus groups and the general public – utilising the public satisfaction surveys carried out as part of the monitoring of the States' Environmental Policy Plan and the Authority's Customer Satisfaction Surveys;
- qualitative analysis of the quality of development based on external feedback;
- analysis of progress with Community Plans;
- commentary on any other issues relating to the policies of the Island Development Plan as the Authority deems necessary;
- identification of proposals for action – as approved by the Authority.

21.4.3. The Annual Monitoring Report will incorporate a series of themed reports that consider any trends, including:

- Strategic Development and Infrastructure Report – this will provide an update on progress of sites that are subject to a Development Framework (including Regeneration Areas and Safeguarded Areas) or a Local Planning Brief (including the Harbour Action Areas), and other major development projects that either have recently received planning permission or that are being negotiated and likely to be submitted for formal consideration in the near future. The Report will also include an update on the major areas of infrastructure highlighted in the Island Development Plan including harbour and airport development and development of waste facilities (this will satisfy the Strategic Land Use Plan requirement for monitoring of the ‘delivery of infrastructure’ identified as being required by the States of Guernsey). The report will also analyse cases where the Development of Strategic Importance policy and the Strategic Opportunity Sites policy, which are exceptions to the Spatial Policy, have been used;
- Housing Monitoring Report – this will highlight the overall housing completions by year and will also review the two year ‘pipeline’ supply of available housing land. Further breakdown will then be provided on market and affordable (including specialised) housing and will provide an update to the Strategic Housing Land Availability Assessment. This report will include a review of the delivery of allocated housing sites, the amount of windfall development, the mix of housing and the delivery of affordable housing (including whether delivered on or off-site), reflecting on the viability of housing development in the light of the policy requirement to provide affordable housing, including build costs and yields. The supply of housing in relation to the most recent Housing Needs Study and any other information provided by the States on the housing requirement will also be assessed;
- Employment Monitoring Report – office, industrial and storage and distribution land supply and floor space including an update of the Employment Land Study evidence base. Review of any changes to the Key Industrial Areas and the Key Industrial Expansion Areas, the Office Expansion Area and any significant employment sites where change has happened or is proposed;
- Main Centres Vitality Checks – incorporating a Main Centres Retail Audit. This will include a review of the Core Retail Areas. Assessing vitality can include a review of the diversity of uses and operators, the amount of available usable floor space including levels of vacancy, the level of footfall and accessibility of the Main Centres;
- Local Centres Sustainability – a review of any changes in the services and facilities available in the Local Centres;

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- Parking Standards Review – an overview of performance of the parking standards, as set out in Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment, and in changes in the supply of public parking in the Main Centres;
- Natural Resources – an overview of the impacts of the Island Development Plan policies on Guernsey’s natural resources including air quality and water efficiency in developments. A review of the amount of recycled materials used in certain development through monitoring Construction and Environmental Management Plans and Waste Management Plans submitted with planning applications, Development Frameworks or Local Planning Briefs. A review of the delivery of renewable energy – the type, location and extent of renewable energy infrastructure that has been developed on both a commercial and domestic basis. This report will also outline progress with Sites of Special Significance individual area guidance, Habitat Surveys and the condition of Areas of Biodiversity Importance and Important Open Land – this incorporates the Strategic Land Use Plan requirement to monitor ‘the management of natural resources’;
- Built heritage – update on progress with Conservation Area Appraisals and guidance, any pertinent issues related to protected buildings, protected monuments and archaeology;
- Agriculture (including horticulture) – including a review of any changes of use of agricultural land within Agriculture Priority Areas and how this impacts on the agricultural industry;
- Redundant Glasshouse Sites – an overview of the change of use of redundant glasshouse sites, whether this has resulted in any reduction in the number of redundant glasshouses (i.e. have sites been cleared or partially cleared as a result of change of use) and the new use(s) these sites have been put to;
- Visitor Economy – this will monitor whether the Island Development Plan policies are resulting in the visitor accommodation required by the States of Guernsey as set out in the Strategic Land Use Plan;
- Social Infrastructure – this will monitor whether the Island Development Plan policies are able to deliver the level of provision of facilities for sports, health and other community uses required by the States of Guernsey as set out in the Strategic Land Use Plan.

21.5. Sources of Data

21.5.1. The Authority has not prescribed in the Island Development Plan what data the monitoring will assess specifically. This is to allow flexibility in the reporting of data to focus on priority issues as they evolve over time and to adjust to the availability of data. The monitoring framework will be continually assessed and regularly updated to ensure that the most appropriate indicators are used.

21.5.2. The main sources of information that will be used for the monitoring process include a number of existing sources of information, such as reports and monitoring carried out by other States' Committees and external bodies. The Monitoring Reports will use appropriate qualitative and quantitative indicators, using existing indicators where appropriate to avoid duplication of work. The annual reports will highlight where it is not currently possible to gather appropriate monitoring data and the resources required to collect that data in the future.

21.5.3. With regard to the collection and use of data, the Authority will:

- collect information for a specific purpose to ensure that it is useful and usable rather than use information just because it has it;
- collect information at a level that is appropriate to policy-making to ensure that the use of resources is proportionate to the task;
- gather data from trusted sources that are statistically significant, wherever possible, and collected at an appropriate frequency;
- accept that there will be gaps in information and assess the requirement for the data and the resource implications of obtaining it;
- analyse groups of indicators rather than individual indicators to get a broader understanding of trends; and,
- supplement quantitative indicators with qualitative data including obtaining feedback from policy users.

21.5.4. The Authority will interrogate its planning application data to provide information for the compilation of the above reports. The Authority will also undertake:

- Main Centre Vitality checks - an annual survey undertaken by the Authority to establish the vitality of St Peter Port and the Bridge;

- Local Centre Sustainability checks – an annual survey undertaken by the Authority to establish the vitality and sustainability of the Local Centres;
- updates as required to the Island Development Plan evidence base;
- Habitat Surveys – commissioned by the Authority to establish the extent of change in habitat composition. The intention is to repeat the survey every 10 years.

21.5.5. The monitoring process will also utilise data from the States' Strategic Monitoring Report that is issued annually and brings together three sets of key performance indicators selected to provide an objective overview of progress towards the strategic vision set out in the States' Strategic Plan. Other important sources of data include surveys and research undertaken by the States of Guernsey, such as the Housing Needs Study (the Committee *for the Environment & Infrastructure*), and other bodies such as the Chamber of Commerce, and supporting information produced by the States of Guernsey such as the former Commerce and Employment Department report 'A Retail Strategy for Guernsey', 2013, and any subsequent amendments to update or replace them.

21.6. How we will act on the information and update and review the Island Development Plan

21.6.1. The effectiveness of the policies in the Island Development Plan will be continuously monitored throughout the Island Development Plan period. If, through monitoring, it appears that policies are not effective at delivering the objectives of the States of Guernsey, as set out in the Strategic Land Use Plan, the following mechanisms may be triggered:

- review of the relevant policies of the Island Development Plan;
- provision of updated or new guidance or evidence as required;
- review of housing land supply and allocated sites for housing;
- Review of employment land supply and land allocated for employment uses;
- action to help bring forward sites for development, wherever possible in partnership with landowners and developers;
- action to help secure the timely provision of infrastructure.

21.6.2. The annual reports will identify actions that need to be taken to rectify any issues raised through the monitoring process. This could include actions needed to improve delivery of development. Monitoring Reports will also highlight where further work is

needed to update the Island Development Plan evidence base or Supplementary Planning Guidance and will identify where further Supplementary Planning Guidance may be required to explain the policies of the Island Development Plan and increase effectiveness. Where new guidance is produced or existing guidance amended this will include public consultation, unless the changes are of a minor or inconsequential nature. The Annual Monitoring Reports will also identify if partial or full review of the Island Development Plan is needed. This may include work with other States' Committees.

21.6.3. The Island Development Plan has a ten year lifespan. In accordance with the requirements of the Strategic Land Use Plan the Island Development Plan identifies a minimum five year land supply for housing. The Strategic Land Use Plan also requires the provision of a comprehensive range of land opportunities for employment uses. Therefore, although there will be regular monitoring, there will be a review of housing land supply and employment land supply after five years following formal adoption of the Island Development Plan by the States of Guernsey, unless monitoring indicates a more urgent need to review the land supply sooner. The five year review of housing land supply and employment land supply will include comprehensive reviews of key aspects of the evidence base. The five year review will assess the appropriate level of provision of land for housing development and employment related development for the remainder of the Island Development Plan period and will include the comprehensive review of the Strategic Housing Land Availability Assessment and the Employment Land Study.

21.6.4. An annual review of the Strategic Housing Land Availability Assessment will also underpin monitoring of the performance of the Island Development Plan policies against the required two year 'pipeline' supply of available housing land. A review of the Island Development Plan may potentially be triggered where there is not a two year supply of suitable housing land in the 'pipeline'.

21.6.5. Where a review of the Island Development Plan is considered necessary, any change to policies would be subject to the full inquiry procedure set out under the planning legislation; this may include an Environmental Impact Assessment as part of the review and the accompanying Environmental Statement would be updated accordingly.

21.7. Risks and Contingencies

21.7.1. In considering the delivery and monitoring of policies it is important to identify any risks that might impact on the effectiveness of the policies and delivery of the objectives of the States of Guernsey as set out in the Strategic Land Use Plan and to consider what contingencies might be introduced to respond to these risks. The key risks

identified below may change over time or new risks may arise which will be reflected in the Monitoring Reports. Key risks are considered to be:

Non-delivery of key housing development sites

21.7.2. This could be due to a lack of developer or landowner interest in developing a site for housing or issues with site viability or available funding. In response to non-delivery of specific sites, the Authority would seek further engagement with landowners and developers to identify why development is not coming forward and to try to develop ways of overcoming any obstacles. The availability and delivery of housing sites will be monitored to enable allocated housing sites to be reviewed if targets are not being met and to ensure a continuous two year 'pipeline' supply of housing land.

Delays in production of Local Planning Briefs, Development Frameworks or Supplementary Planning Guidance

21.7.3. The implementation of some policies might be made more difficult if site specific Development Frameworks or Supplementary Planning Guidance are not prepared. A delay in producing Local Planning Briefs could inhibit major development in some areas. In some cases the production of these key planning documents may require input from other States of Guernsey Committees and relevant bodies and agencies which could impact on their timely delivery. Delays in production of key planning documents may make it necessary to prioritise the production of certain documents.

Information gaps and resource implications

21.7.4. The production of key planning documents and the review and monitoring process may be adversely affected if key information and data is unreliable or unavailable. The review and monitoring methods and required outcomes may themselves have to be reviewed if information gaps render the monitoring results unreliable. The Authority will need to consider as part of any such review the financial and resource costs of obtaining the necessary information balanced against the benefits of obtaining the data or the monitoring being carried out.

21.7.5. Additionally there is a risk that the Authority may not have sufficient resources to carry out all of the monitoring proposed, including collecting data and evidence, on a quarterly and annual basis.

Annex I Amenities

I.1 In the context of the Island Development Plan, ‘amenities’ are defined as the desirable or useful features or facilities of a building, property or place which support the health and well-being of the occupiers and users and which contribute to the enjoyment of the building, property or place.

I.2 One of the Island Development Plan’s main objectives is to use land in an effective and efficient way in order to make the best use of the finite amount of land available within the Island. As a result, the Island Development Plan seeks to maximise building densities, in appropriate locations, whilst still ensuring adequate living and working standards are maintained. Building at higher densities brings challenges, especially how to design a building so that its occupants, users and existing neighbouring properties have reasonable amenities. In considering proposals for development the Authority will require the most effective and efficient use of land but will balance this with the requirement to ensure that proposed living and working conditions are acceptable and that the higher density Main Centres, in particular, remain attractive places to live and work.

I.3 The Building (Guernsey) Regulations, 2012 and the practical guidance on the requirements of those Regulations in the associated Guernsey Technical Standards are primarily aimed at ensuring that a safe and healthy environment is provided for people in and around buildings, although some aspects of well-being are covered such as minimum standards of accommodation with regard to the layout, size and arrangement of habitable rooms. This Annex does not repeat the requirements of the Regulations and the guidance in the Guernsey Technical Standards and is therefore aimed at those aspects of amenities associated with health, well-being and enjoyment that are not provided for by the Regulations and Guernsey Technical Standards, to ensure that new developments are planned and built to offer an environment that provides a reasonable level of amenities which supports the health and well-being of occupants and users and maintains appropriate amenities for neighbouring property occupiers and users.

I.4 The Island Development Plan does not set rigid standards or figures for amenities provision. This is because each site and use will have its own particular amenities considerations and requirements which could be achieved in a number of ways. Set standards can restrict design innovation, or result in buildings that do not appropriately respond to the amenities need of a particular development or the local character of an area. Also, the type of development and its location will have a significant bearing. For example: a flat in Town is unlikely to be able to provide the same extent of amenities as a detached house Outside of the Centres, and a conversion or change of use may have to

work with the existing physical form that can restrict the way amenities are provided in a way that is not usually restricted when designing a purpose built building.

I.5 However, the lack of rigid amenities standards or figures does not infer that poor or inadequate standards of amenities will be acceptable. Therefore, the appropriate level and form of amenities provision for a proposed development will be considered on a case by case basis, taking into consideration the location of the development, its type and use, the individual merits and circumstances of the proposal and with full reference to the relevant policies in the Island Development Plan.

I.6 The amenities objectives that will be considered when determining an acceptable and adequate level and type of amenities provision for a development are:

- internal space provision;
- privacy;
- aspect/outlook;
- access to external open space;
- daylight/sunlight.

I.7 These objectives are directly influenced by factors such as landscape design and planting, location, design of buildings, design of external spaces, layout, scale and orientation of buildings and their relationship to one another. Therefore, how these factors will impact on achieving the amenities objectives and adequate amenities provision needs to be considered from the outset of the design and development process.

Amenities objectives

I.8 Amenities objectives relate to those basic conditions that can make life more pleasant and healthy for occupants and users of buildings. The Authority has specific objectives relating to; internal space standards, privacy, aspect/outlook, external open space and daylight/sunlight.

Internal Space Standards

I.9 Guernsey Technical Standard G7, setting out practical guidance on requirements of the Building (Guernsey) Regulations, 2012, sets out minimum standards for accommodation with regards to the layout, size and arrangement of habitable rooms in certain types of

development. The intention of the habitable room technical standard is not to encourage smaller dwellings but to set minimum standards and the Authority would normally expect new development to demonstrate that those minimum space standards are substantially exceeded to provide adequate amenities. Well designed and generously proportioned interiors can sometimes help to compensate for deficiencies in amenities provision in other areas, such as limited access to outside open space, which could otherwise have a negative impact on health and well-being.

I.10 Through improvements in health care and social services most Islanders are likely to live longer and maintain active, healthier lives than previous generations. As a result, there will be more people over pension age and fewer people of working age in the decades to come. Therefore, there is an increasing need to ensure the housing stock can enable people to age in their own homes for as long as possible, reducing the need to provide additional 'care' bed spaces. As a result it will be necessary to design homes in such a way as to provide flexible living space, including good or adequate amenities, which can be adapted to meet the changing needs of the home owner. Particular attention will need to be paid to a number of housing design aspects of Lifetime Home design standards and the provision of appropriate levels of amenities will be particularly relevant.

Privacy

I.11 The ability of a person to look into a habitable room or private or communal open space (referred to as overlooking) can affect the health and well-being of the occupant. Therefore, new development will be expected to be designed with adequate distances between and/or suitable orientation of windows to prevent an unreasonable interface distance between windows and overlooking of private and/or communal open space so that the level of privacy that could reasonably be expected to be enjoyed by an occupier is not adversely affected. Once acceptable distances and orientations have been established, mitigation of the design, such as through landscape screening, can also be introduced to further improve amenities provision.

I.12 It is important to note that overlooking of streets, squares and other public spaces as well as car parking areas can not only enhance the amenities of a building through the ability to observe animation and activity, but can also help to improve the safety and security of an area through natural surveillance.

Aspect/outlook

I.13 The aspect or outlook from a building and/or its associated external open space can

greatly affect the health and well-being of the occupants. Potential outlooks include views over rural fields, views of the coastline or in the case of development within the Centres, over urban open spaces, public parks or simply outlook onto landscape features and planting, the activity of a street or taking advantage of longer vistas over the townscape and the other islands in the Bailiwick. The ability to look out of a building and have a wider outlook or aspect is important to health and well-being and the Authority will ensure that this is taken into account when considering development proposals. The assessment will relate to new development but also to the aspect or outlook enjoyed by existing neighbours and how this might be affected by new development. Although existing outlook and aspect is considered as part of overall amenities consideration it should be noted that the Authority will not be able to take into consideration specific private views. The acceptable extent and type of outlook requirement will differ from site to site depending on the type and form of development proposed. Good standards of aspect and outlook in a development can sometimes help to compensate for deficiencies in amenities provision in other areas, such as physical access to outside open space, which would otherwise have a negative impact on health and well-being. Therefore, at the earliest possible stage of the design and development process, the potential outlook and aspect of a development and how that of adjoining neighbours might be affected should be considered and maximised and aspect and outlook incorporated into the design of the scheme.

External open space

I.14 Access, including visual access, to external space, whether private, communal or public, is important for the well-being of all occupants of buildings. The value of external open space becomes increasingly important in higher density development. The Authority expects therefore, that all development should have safe and convenient access to external open space. However, this does not necessarily need to take the form of a defined, private garden area. Forms of external open amenities space include:

- a private garden;
- a balcony;
- a roof terrace;
- a communal garden area;
- a play area;
- formal or informal public or communal space, such as a courtyard, square, park or beach that is within a reasonable walking or cycling distance.

I.15 The appropriate amount and type of external open space will be considered on a site by site basis taking into consideration the location, type of development proposed and how other amenities objectives are met. In this respect a combination of the above may also be acceptable.

I.16 The amount and type of external open space must be appropriate to the type of development. For example, an office development will have different requirements to housing and a family home will require different access to open space to a one bedroom flat. Also, to be effective, the quality of the external open space needs to be taken into consideration. Orientation, outlook and accessibility, for example, can greatly influence the quality of provision. Communal spaces need to be carefully designed from the outset of the design and development process so they are positive spaces that people want to spend time in and enjoy rather than left over spaces that can, if poorly designed and located, attract anti-social behaviour. The Authority will expect all external open space to be of high quality and well designed, using innovative design where appropriate, to ensure open space provision is appropriate for the intended users, whether public, private or communal.

I.17 In some instances the provision of a good standard of visual access or outlook to external open space only may be acceptable, depending on the location and type of development proposed and how other amenities objectives are met.

I.18 The provision of external open space can also help minimise the energy use of a building as a result of providing space for drying clothes, for example.

Daylight/sunlight

I.19 Ambient daylight is the amount of natural light that enters a building to provide satisfactory illumination of internal accommodation between dawn and dusk. Daylight from an overcast sky is generally unaffected by the orientation of a building. Sunlight, however, relates to direct sunshine, and is very much brighter than ambient daylight. The amount entering a building can be affected by orientation.

I.20 The ability for daylight or sunlight to enter a building will not, of itself, be a determining factor when considering development proposals, providing that the other amenities objectives are adequately and appropriately addressed. Not all rooms in buildings are expected to receive daylight or direct sunlight, such as store rooms, utility areas and plant rooms. However, the ability for adequate daylight and, where possible, sunlight to enter a building can also result in a more sustainable building by helping to minimise energy use because of the reduced need to artificially light a room and the ability for passive solar

gains. The Authority will therefore encourage all new development to provide adequate levels of daylight and, where possible, sunlight, to all rooms. At the very least, the Authority expects all new development to be designed to a high standard so that daylight and, where possible, sunlight can adequately enter principal rooms (whether habitable or work spaces), gardens, balconies or communal external open spaces to provide a good quality of living and working environment.

I.21 The impact of any new development on the level of daylight/sunlight entering an adjoining property and how this affects its amenities will also be taken into account in assessing 'amenities'.

How can the objectives be achieved?

I.22 The easiest way to comply with the amenities objectives is to ensure that the amenities requirements of the proposed development, and how it might impact on that of adjoining occupiers, is considered at the earliest stage of the design and development process so that the amenities requirements can be fully designed into the proposed scheme and so that the health and wellbeing of occupiers, users and existing neighbours can be fully considered. This requires a comprehensive 'design solution' and should always take preference over less satisfactory ways of achieving the amenities objectives such as screen fencing or obscure glazing or providing only the minimum amount of amenities, which is likely to be unacceptable.

I.23 There are various ways in which the amenities objectives can be met, and the most appropriate option or combination of options will be influenced by the particular site characteristics and the surroundings and the type and form of development proposed. It may be the case that a combination of measures or an inventive solution is required to overcome a unique problem. Set out below are some of the more common methods of securing the amenities objectives through design solutions:

- Direct views of the habitable rooms and private external open spaces of neighbouring buildings can be avoided by the careful location and orientation of habitable room windows and balconies. The level of privacy enjoyed by an existing external open space will be an influencing factor in determining appropriate protection of neighbour amenities;
- Adequate 'interface' distances, increasing the distance of windows and doors from boundaries, screening or high-level window sills can be used where capable of being integrated in the overall design and where there would not be an unacceptable impact on building appearance or living conditions. The use of obscure glazing alone to achieve

privacy will not, normally, be considered to be acceptable;

- Locating active areas such as play areas, car parking areas and swimming pools at a distance from the habitable rooms of neighbouring dwellings so that they are not unduly affected by noise and activity and ensuring that quiet areas such as bedrooms are located away from potential sources of noise to reduce disturbance;
- It will usually be possible to ensure that garden areas, and at least one main window, receive sunshine during at least part of the day. New developments should avoid the permanent shading of adjoining buildings and amenities areas;
- Gardens will be more private and secluded if they are situated to the rear or, where appropriate, the side of the dwelling;
- Well designed and generously proportioned interiors with a pleasant outlook can sometimes compensate for limited external outdoor amenities spaces, and vice versa;
- The provision of a reasonably sized balcony or roof terrace can offer an attractive solution to overcome otherwise limited outdoor amenities space;
- The orientation and internal layout of individual buildings can help to maximise the amount of daylight and sunlight within rooms as well as helping to achieve an adequate level of privacy and helping to ensure the sustainable use of buildings.

Conclusion

1.24 These amenities objectives should not be taken out of context. Instead, they must form an integral part of the thought process behind all development schemes and be considered at the earliest stages of the design and development process if new development is to adequately provide for the health and well-being of Island residents. Innovative and inventive design solutions may be necessary in order to achieve this, especially when the development seeks to maximise the development potential of a site.

Annex II Sites Allocated as Housing Sites

II.1 The following sites (as indicated on the Proposals Map) are allocated as housing sites under Policy MC2: Housing in Main Centres and Main Centre Outer Areas:

Table 1 Sites Allocated as Housing Sites

Site name	Location
Belgrave Vinery	Belgrave Lane, St Sampson
Bougourd Ford	Grange Road, St Peter Port
Braye Lodge	Ruettes Brayes, St Martin
Cleveleys Vinery	La Route du Braye, Vale
Education offices	Grange Road, St Peter Port
Former Priaux Garage	Les Oberlands, St Peter Port
Franc Fief	Rue Queripel, St Sampson
King's Club	King's Road, St Peter Port
La Vrangue	La Vrangue, St Peter Port
Les Bas Courtils	Les Bas Courtils Road, St Sampson
Maurepas Road	Maurepas Road, St Peter Port
Les Petites Fontaines	Les Petites Fontaines, St Peter Port
Pointues Rocques	Rue des Pointues Rocques, St Sampson
Saltpans	Saltpans Road, St Sampson
Warry's Bakery	Le Grand Bouet, St Peter Port

Annex III Development Frameworks and Local Planning Briefs

Introduction

III.1 The Island Development Plan requires Development Frameworks to be approved for certain sites to guide developers and other interested parties when considering development within certain specified areas or circumstances. Local Planning Briefs will be prepared by the Authority to set the policy direction and new policies for a particular site or local area. Both Development Frameworks and Local Planning Briefs will identify the constraints and opportunities presented by a particular site or area and the type of development expected and encouraged by the Authority.

III.2 Development Frameworks are non-statutory so that there is no procedure relating to them in the planning legislation. Local Planning Briefs are provided for under the planning legislation to address planning issues in a particular locality or where a particular form of development is proposed and are subject to procedures and other provisions set out in the legislation.

III.3 The Island Development Plan identifies two types of guidance which require different levels of consultation:

- **Development Framework** – provides an interpretation of policy principles in the Island Development Plan to give practical guidance to developers and others as to how a specific site could be developed beneficially in terms of land use and actual form for a large site or complex development consistent with the Island Development Plan policies. In order that the public is aware of the issues involved, Development Frameworks are published and advertised and public comment invited. A Development Framework must work within the policy constraints of the Island Development Plan. Once approved, Development Frameworks will be Supplementary Planning Guidance which will be taken into account when considering development proposals in the area to which they relate. Where a Development Framework has been approved for a site proposals will be expected to accord with it. There can be more than one Development Framework for a site;
- **Local Planning Brief** – may be prepared under the legislation to address planning issues within a locality or where a particular form of development is proposed and are generally required under the Island Development Plan where there are strategic land use implications for a particular site or area and a number of local policy issues that

need to be resolved. Where required under the Island Development Plan the Local Planning Brief will affect the Island Development Plan policies in itself as certain policies require development to accord with the relevant Local Planning Brief for the site/ area. Public consultation forms part of the process of preparing a Local Planning Brief, overseen by an independent planning inspector, with the States giving final approval prior to its adoption. It will then become an addition to the Island Development Plan. The procedure for the preparation and adoption of a Local Planning Brief is very similar to that for the main Development Plan reflecting the fact that it contains additional policies affecting the locality.

III.4 Once approved, Development Frameworks and Local Planning Briefs will be available for inspection online at www.gov.gg and during normal office hours at the Planning Service reception desk.

Development Frameworks

What is a Development Framework?

III.5 A Development Framework provides broad but comprehensive guidance for specific large scale or complex development sites on the basis of the policy principles set out in the Island Development Plan. It will analyse the characteristics of a specific site and its surroundings in order to set out guidance for its development. It will inform and influence planning decisions as well as public and private sector thinking whilst enabling the private sector to identify appropriate opportunities for investment and working in partnership with the States of Guernsey.

III.6 A Development Framework will cover the entire site and will give practical guidance to developers and others as to how a site could be developed beneficially in terms of land use and actual form of development on the basis of the Island Development Plan policies. This will ensure that larger development schemes are well planned and considered comprehensively from the outset, in accordance with guidance provided by the Authority. A Development Framework will be subject to public consultation prior to approval and therefore it will also ensure that the public have the opportunity to study and comment on development principles and for these comments to be taken into consideration before the Development Framework is finalised and adopted. This does not replace or override the planning application stage, when there will also be an opportunity for the public to comment on specific development proposals for the site. A Development Framework can only be approved by the Authority where it is in accordance with the Island Development Plan policies. It cannot amend or ignore Island Development Plan policies and therefore will

work within the established policy constraints.

III.7 A Development Framework would normally be prepared by the Authority although in some circumstances the Authority will consider one prepared on behalf of a prospective developer (guidance should be sought from the Planning Service in this regard prior to commencing work on a Development Framework). In such circumstances the Development Framework would still require Authority approval. Once approved, a Development Framework will be taken into account when considering planning applications for the site to which it relates. Where a Development Framework has been approved, proposals will be expected to accord with it. There can be more than one Development Framework relating to a site.

When is a Development Framework required?

III.8 Unless a site is (or is likely to be) covered by a Local Planning Brief, a Development Framework will be required as follows:

- housing development within Main Centres and Main Centre Outer Areas for proposals of 10 or more dwellings, for sites over 0.25 hectares (1.5 vergées) and for proposals over 2,000 square metres of gross floor area;
- housing development within Local Centres for proposals of 5 or more dwellings, for sites over 0.125 hectares (0.75 vergées) and for proposals over 1,000 square metres of gross floor area;
- the Office Expansion Area at Admiral Park;
- the Key Industrial Expansion Areas;
- the undeveloped part of the Saltpans Key Industrial Area;
- development of Strategic Importance within identified Safeguarded Areas;
- regeneration Areas (Lower Pollet, South Esplanade and Mignot Plateau, Mansell Street/Le Bordage and Leale's Yard);
- for proposals considered by the Authority to be Development of Strategic Importance. If this development is of a scale or nature as to have island-wide social, economic or environmental impacts and was not envisaged at the time that the Island Development Plan was prepared, a Local Planning Brief may be required (see below);
- any other instance that may be specified by the Authority.

III.9 If you are unsure as to whether a site has or requires a Development Framework, please refer to www.gov.gg/planning or contact the Planning Service for further advice.

III.10 Where a site requires a Development Framework, until such a time as one has been approved or where development is of a minor or inconsequential nature, it will be supported in principle providing that it is unlikely to prejudice the outcome of the Development Framework process or inhibit the implementation of an approved Development Framework or prejudice a comprehensive scheme for the site and the proposals accord with the other relevant policies of the Island Development Plan.

What should a Development Framework Include?

III.11 As no two sites are identical, the type and level of detail included will vary from case to case. In all cases, a Development Framework must be prepared for the entire site to ensure comprehensive development. Generally, however, a Development Framework will contain sufficient information to allow an accurate assessment of the opportunities and constraints of the site and of the possible development options. It will normally cover the following:

1. Introduction

- a statement as to why the Development Framework has been prepared and what it aims to achieve;
- a general planning background to the area including relevant policies of the Island Development Plan.

2. Site and Context Analysis (a map, drawings and statement to indicate)

- buildings or other physical features within the site;
- the landscape character of the site and its surroundings, including trees and other landscape features within the site, and topography;
- the biodiversity of the site and its surroundings, including any relevant designations;
- access and services, including accessibility to public transport, cycleways and footpaths;
- boundaries;
- land levels within the site and in relation to adjoining land;

- form, scale, character, materials and use of surrounding built development;
- potential residential amenities issues, such as overlooking, overshadowing, emissions, noise and disturbance;
- planning and conservation status, including any relevant designations;
- flood risk;
- characteristics of any nearby public open space or important open land;
- movement through and around the site;
- identification of protected buildings and monuments within and around the site or area concerned.

3. Infrastructure

- information about the availability of public utility services;
- information about the availability of other services;
- information about the local highway network.

4. Development Guidelines

- land use principles, including preferred mix and balance of uses, compatibility of use within an existing area and the phasing of comprehensive development schemes;
- general design approach (see Sustainable Design section below);
- approach to design for the various elements of the proposals;
- identification of buildings and other features, trees and landscape features to be retained;
- density and open space requirements;
- access and parking, including provision for pedestrians, disabled people and parking standards for cyclists, motorcycles and cars (see Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment);
- proposed movement through and around the site and access to public transport, cycleways, footpaths, etc.;
- support for and provision of modern infrastructure, such as electric car charging points;

- provision of community facilities;
- suggestions for enhancement of the site and its surroundings;
- approach to planting and landscaping;
- relationship with public realm and opportunities for enhancement;
- any nature conservation requirements, including biodiversity protection and enhancement;
- street furniture;
- construction and Environmental Management Plans and Waste Management Plans and sustainable building techniques to be used, including how existing materials may be re-used in the new development.

5. Other Information

- the Development Framework may contain any further information as is deemed necessary by the Authority to achieve a good quality and sustainable form of development.

Sustainable Design

III.12 Policy GP8: Design and GP9: Sustainable Development aim to promote sustainable forms of construction to reduce energy and water consumption and minimise waste. All new development will need to demonstrate that appropriate sustainable construction techniques have been incorporated throughout the development and building design, or to justify why such techniques have not been incorporated. It is critical that these elements are given consideration from the very outset of the design process, allowing sustainable features to be designed into a building as opposed to retrofitting at a later date.

III.13 In order to contribute towards the objectives of various States strategies, including those related to waste, transport and accessibility, a Development Framework should also normally include the following information:

- a Construction Environmental Management Plan (CEMP) and Waste Management Plan which set out proposals and aims for managing the impacts of the construction phase of development including:
 - a. minimisation of the impact on traffic flow, traffic management and safety and public car parking;

- b. minimisation of the negative impacts on nearby residential and business occupiers;
 - c. addressing issues of waste management and disposal, including demolished and excavated material. Any approved development will include a planning condition requiring site contractors to adhere to the measures set out within the CEMP;
- an indication of how storage of non-recyclable and recyclable materials is designed into a scheme. Storage within the building is addressed by the Guernsey Technical Standards, but Development Frameworks should indicate how communal areas for storage of refuse and recyclable material, including, where appropriate, composting facilities, will be provided, how it will be incorporated into the scheme and how it will function;
 - connectivity of development – details of the existing and proposed transport network, including how the development would connect to it and how it would encourage multi-modal forms of transport such as pedestrians, cyclists and encourage the use of public transport.

III.14 Where a site is covered by a Development Framework, the appropriate document should be read thoroughly before a proposal for development is worked up in any detail. Planning Service staff will, where possible, answer any queries. In submitting planning applications for development within an area covered by a Development Framework, the applicant will be expected to accord with the provisions stated within it and an approved Development Framework will be taken into account by the Authority when considering planning applications.

III.15 Development Frameworks can be amended or in some cases more than one Development Framework may have been produced for a site or area. Any amendment or new Framework will be subject to the same public consultation and approval process as outlined above. In such circumstances, the Authority will support Development Frameworks that provide a comprehensive consideration of a site or area and offer guidance on how it should be developed, and is consistent with the policies of the Island Development Plan and the requirements of the planning legislation.

Local Planning Briefs

What is a Local Planning Brief?

III.16 Local Planning Briefs may be prepared under the planning legislation to address planning issues within a locality or where a particular form of development is proposed.

They are generally required under the Island Development Plan where there are strategic land use implications for a particular site or area and a number of local policy issues need to be resolved.

III.17 As such, Local Planning Briefs will usually relate to strategic sites, often in multiple ownership and likely to accommodate large scale developments. Local Planning Briefs offer a valuable framework to help achieve a co-ordinated approach to development in order to maximise the positive potential of these areas to deliver multiple economic, social and environmental objectives of the States of Guernsey to the benefit of the wider community. Complex infrastructure arrangements, urban design solutions, phasing of developments and achieving a variety of planning objectives can all be successfully guided by a Local Planning Brief.

III.18 Local Planning Briefs will inform and influence planning decisions as well as public and private sector thinking whilst enabling the private sector to identify appropriate opportunities for investment and working in partnership with the States of Guernsey. A Local Planning Brief will give practical guidance to developers and others as to how a site could be developed beneficially in terms of land use and actual form of development. This will ensure that larger, strategic development schemes are well planned from the outset in accordance with guidance provided by a statutory plan for the site/locality which is adopted by the States.

III.19 Local Planning Briefs will be prepared by the Authority, and will be produced in consultation with relevant States' Committees and stakeholders and will be subject to public consultation, consideration by an independent planning inspector through a public Planning Inquiry and final adoption by the States of Guernsey in accordance with procedures set out in the planning legislation in the same manner as the Island Development Plan. This process will provide for a formal consultation mechanism and will enable full public consultation in establishing site-specific planning policies and framework documents (see below).

III.20 A Local Planning Brief can set new policy for a particular site or area and may affect the application of policies of the Island Development Plan which cross-refer to the Local Planning Brief concerned; a Local Planning Brief shall have effect for 10 years subject to further extension by resolution of the States and may be further amended within that 10 year period.

III.21 A Local Planning brief must set out policies for the site or area concerned, take into account the guidance and directions given in the Strategic Land Use Plan, conform with the Principal Aim and be consistent with the Plan Objectives of the Island Development Plan in respect of the site or area and of any Subject Plan which is relevant to it.

When is a Local Planning Brief required?

III.22 A Local Planning Brief is required under the Island Development Plan in all cases involving land that is allocated as a Harbour Action Area or any other instance that requires additional policy for a particular locality to that set out in the Island Development Plan.

III.23 Where the Authority prepares a Local Planning Brief, it must give notice of any proposals and follow the procedure required under the Land Planning and Development (Plans) Ordinance, 2007. Until the States adopts a Local Planning Brief for such identified sites, development will be permitted where:

- The development is of a minor or inconsequential nature; or,
- Where it is unlikely to prejudice the outcome of the Local Planning Brief process; or,
- It would not inhibit the implementation of an approved Local Planning Brief or prejudice a comprehensive scheme for the site; and,
- The proposals accord with the other relevant policies of the Island Development Plan.

III.24 If you are unsure as to whether a Local Planning Brief has been prepared or is required, please refer to www.gov.gg/planning or contact the Planning Service for further advice.

What should a Local Planning Brief Include?

III.25 Local Planning Briefs are required under the planning legislation to set out the Authority's proposals and policies for the locality concerned, as respects its development, redevelopment, use or enhancement. However, as no two sites are identical, the type and level of detail included will vary from case to case.

III.26 Generally, a Local Planning Brief will contain sufficient information allowing an accurate assessment to be made of the opportunities and constraints of the specific site or locality and of the possible development options, including preferred land uses. The format of a Local Planning Brief will closely follow that of Development Frameworks, as mentioned in the previous section. However, it will also be expected to include a comprehensive Masterplan for the area covered by the Local Planning Brief. It will set out the proposed policy framework, including any new policies proposed that will be used to consider development proposals, and will seek to balance competing demands for land within a defined area to provide a clear steer for the development of a particular location.

III.27 Where a Local Planning Brief has been adopted for a site, any development proposals must accord with the policies and guidance within the relevant Local Planning Brief. On adoption, the Local Planning Brief will affect the relevant policies of the Island Development Plan which refer to it and, under the planning legislation, the Authority has to refuse planning permission if granting the proposals would result in more than a minor departure from a Local Planning Brief.

III.28 Therefore, the appropriate Local Planning Brief should be read thoroughly before a proposal for development is worked up in any detail. Planning Service staff will, where possible, answer any queries. In submitting planning applications for development within an area covered by a Local Planning Brief, the applicant will be expected to have complied with the policies stated within it.

III.29 Local Planning Briefs will:

- set policy direction that will apply to a specific site or area;
- provide an agreed framework to support successful public-private partnership working;
- enable early and continuous consultation with relevant parties;
- seek to take into account, wherever possible, the recommendations of other strategies and guidance produced or adopted by the States of Guernsey. This is subject to the requirement for consistency of the Local Planning Brief with the Strategic Land Use Plan and conformity with the objectives of the Island Development Plan and any relevant Subject Plan.

Annex IV Regeneration Areas

Regeneration Areas – Area Visions

Introduction

IV.1 The States approved Strategic Land Use Plan requires a co-ordinated approach to development in Town and the Bridge to make sure that these areas can continue to thrive and their roles as Main Centres are retained and enhanced in the future. In response, prior to the drafting of the Island Development Plan a Visioning Team was established to prepare and co-ordinate the delivery of a Vision for the future of Town and the Bridge. The Visioning Team was formed from a group of volunteers representing a cross section of Town and Bridge users including businesses, residents, tourism, policy makers, cultural facility users and the leisure industry. The remit of this group was to prepare the Visions and promote them, identify the projects and programmes that will deliver the Visions and co-ordinate action. The findings of the visioning work have therefore informed the policies that the Island Development Plan sets for the Main Centres.

IV.2 The Island Development Plan identifies a number of areas where redevelopment is particularly encouraged and these have been recognised as Regeneration Areas. Before a Regeneration Area can be developed, the Authority will adopt a Development Framework for each of them (see Annex III: Development Frameworks and Local Planning Briefs for further details on Development Frameworks). These will work within the policy constraints of, and direction provided by, the Island Development Plan and will set out guidance with regard to the type of development that would be acceptable within each of the Regeneration Areas.

IV.3 Set out below is a vision for each of the Regeneration Areas that takes into account the wider Visions produced for Town and the Bridge and also provides more area-specific guidance to inform the production of the Development Framework.

Leale's Yard, St Sampson & Vale

IV.4 The character and uses within Leale's Yard vary across the Regeneration Area. The Bridge forms part of the main east coast road and has a feeling of activity, mostly as a result of the high volume of vehicles moving through the area. It has a high-street character with a wide pavement and parking area between the buildings and the harbour. Little priority is given to pedestrians.

IV.5 Nocq Road defines the southern extent of the Regeneration Area and has a small-scale residential character set around a narrow road. The western Regeneration Area boundary is formed by Lowlands Road, which has a similar character to Nocq Road. The rear areas of Braye Road, predominantly characterised by residential properties of semi-detached and detached buildings, define the Regeneration Area's northern boundary. Vale Avenue is the main northern artery supplying the Bridge. This busy road is defined by detached residential properties. The generally well-defined edge to the road is interrupted by the existence of poor quality buildings. Within the Regeneration Area there is a mixture of service areas, derelict land and rear gardens of domestic properties.

IV.6 There are a number of buildings within the Regeneration Area of high quality or character, which are worthy of retention. These are predominantly located on the Bridge frontage and within Nocq Road. The inner areas of the Regeneration Area generally contain buildings of poor quality or condition with little positive character.

IV.7 The redevelopment of Leale's Yard is considered important to the future vitality and viability of the Bridge area as a Main Centre. The site represents a significant opportunity to create new retail facilities and increase the number of residents in the area. There is considerable potential in the Bridge area but it is generally an under-performing Centre where there has been a lack of investment both in properties and the public realm.

IV.8 In progressing a Development Framework for the area, it will be necessary to evaluate the most appropriate mix of uses that add to and offer support for the existing retail offer on the Bridge and gives a better critical mass to the Centre, but also ensures that the development is viable and includes a mix of uses that maximises the potential of the area. Potential uses appropriate for the area include retail (both comparison and convenience), including larger floorplate retail units, housing, leisure and complementary community uses and open/civic spaces.

IV.9 The Bridge area feels dominated by cars. The Leale's Yard area will need to be integrated with the wider St Sampson street network and the public realm of the Bridge needs to be enhanced. This should create a much improved environment for pedestrians and cyclists, linking key parts of the Bridge area.

IV.10 The Development Framework for the Regeneration Area should consider how to create a mixed-use urban quarter that is a linked and integrated extension to the commercial centre of the Bridge comprising retail, commercial, housing and other uses. Opportunities should be explored to increase the permeability of the area to connect the residential areas to the west with the Core Retail Area of the Bridge and to create

an attractive place with a strong identity and critical mass. The Authority will expect development proposals to link the Regeneration Area with the existing Bridge frontage, resulting in an integrated development, benefiting existing and new businesses within the area.

IV.11 The Development Framework will need to address the risk of flooding within the Bridge area and the implications for the Regeneration Area, taking forward the recommendations of the Guernsey Coastal Defence Strategy, 2013, and actions subsequently approved by the States.

IV.12 The redevelopment of Leale's Yard has the potential to assist the Bridge in becoming a vibrant, viable town centre and to truly fulfil its role as the Island's second Main Centre.

South Esplanade and Mignot Plateau, St Peter Port

IV.13 The South Esplanade and Mignot Plateau Regeneration Area lies to the immediate south of the Core Retail Area of Town. It has a range of uses at present with the Town Church at the north of the area, parking at Mignot Plateau to the south west, the Island's bus station and area of civic space on South Esplanade on the seafront to the east and a range of buildings on South Esplanade with retail units and cafés at ground floor level and offices and residential above and behind. This is an area with considerable potential for enhancement and provision of additional commercial floorspace for retail, office and leisure within a mix of uses that could include residential.

IV.14 There is potential for redevelopment of buildings along South Esplanade and Cornet Street, with new development taking place on the currently open bus terminus to make a more positive contribution to townscape quality. The Albany building detracts from the character of the townscape in this area and has particular potential for redevelopment, possibly in conjunction with the Income Tax Offices and Kinross House. This area was identified as a potential redevelopment area in 'A Retail Strategy for Guernsey', 2013.

IV.15 The bus terminus and adjacent paving represents a large area of underused land. There is potential for an innovative development here that could incorporate a bus interchange facility, if needed. A redesigned road layout in this area would allow a new wide pedestrian promenade along the waterfront complemented by new buildings with larger floorplates capable of housing shops, offices, residential and hotel uses. Few such sites can be found in the centre of Town and the opportunity should be maximised. The Development Framework should consider how to reduce the dominance of the car in the area and to explore the potential to relocate parking to underground facilities in

conjunction with the potential redevelopment of the harbour.

IV.16 Mignot Plateau has been included in the Regeneration Area for the potential to develop the western side of Cornet Street and the car park. This is a site with outstanding views in close proximity to the Core Retail Area of Town and development will require sensitive and careful planning. The Town Church is included within the Regeneration Area solely due to its location beyond the southern extent of the Core Retail Area and the linking vehicle and pedestrian routes around it. The public realm around the Church could be improved, with the potential to remove traffic to create both a better 'spill-out' area for the Church and attractive civic space.

IV.17 The South Esplanade and Mignot Plateau Area is currently disconnected from the main part of Town as a result of the weight of traffic that uses Fountain Street. New retail units will need to be of a sufficient size to act as an anchor for the area and increase footfall. This area is located on one of the main vehicular routes into Town and the mix of activities in this area raises issues of accessibility, traffic management, pedestrian safety and air quality. To address this, improvements are needed to the pedestrian environment including better connections with the harbour. Pedestrians naturally desire to cross South Esplanade to access public parking and the marinas from Town. The combination of narrow pavements and inadequate crossing points results in conflict between car and pedestrian. The Development Framework will need to be co-ordinated with the St Peter Port Harbour Action Area Local Planning Brief and take into account the States' Integrated Transport Strategy and Action Plan for Guernsey (Minority Report), 2014.

IV.18 The Development Framework for this Regeneration Area should consider how to create a vibrant mixed-use area that provides opportunities for larger floorplate retail units with other uses that will complement and help to sustain the vitality and viability of the Core Retail Area. This could be achieved through maximising the potential of the assets in the area, increasing floorspace and utilising upper floors. The creation of high quality shared space to improve the pedestrian experience in the area with enhanced connectivity with the wider area, including the harbour, is essential. To achieve these aims, exemplar contextual and sustainable design of both buildings and streetscape will be required.

Lower Pollet, St Peter Port

IV.19 The Lower Pollet Regeneration Area lies to the immediate north of the Core Retail Area of Town. The Lower Pollet has a range of retail and food and drink uses, elsewhere there is hotel, office and residential use.

IV.20 There are fewer protected buildings here than elsewhere within the retail areas of Town and a number of the buildings have vacant space. The area therefore has considerable potential for enhancement and provision of additional commercial floorspace for retail, office and leisure within a mix of uses that could include residential. The area benefits from having many units of different sizes, being in close proximity to the Core Retail Area and Town's main car park and there is potential for an anchor store at a prominent gateway site to the town centre. These advantages give the area credibility as a retail location waiting to fulfil its potential.

IV.21 The taxi rank area at the bottom of St Julian's Avenue and the Lower Pollet should be seen as the gateway to St Peter Port's retail area and the height and presence of buildings in this area should be increased to anchor and mark this important location.

IV.22 Pedestrian connections with the harbour need to be improved with a better link between Liberation Monument and the Lower Pollet. There is conflict between vehicles and pedestrians within the Regeneration Area where the pedestrian experience is less attractive and more dangerous. Due in part to its narrow width, the Lower Pollet currently feels overwhelmed by vehicles. Surfacing is poor, especially to the south, and pavements are narrow. There is an opportunity for improvement of the public realm and retail offer, for example provision of space for al fresco dining should vehicle access be limited.

IV.23 Offices enclose La Plaiderie. The area displays potential for an improved civic space and public realm supported by adjacent retail uses and Moore's Hotel, and enhancement of the setting of the protected monuments in this location – the Parish pump, cobbled courtyard and steps.

IV.24 Enhancements to the North Plantation would improve the vitality of the area and the viability of the commercial premises fronting the space. Improvements here, in conjunction with the redevelopment of North Beach, can enhance the arrival experience for visitors by ferry and cruise liners and connections to the tourist information office.

IV.25 The properties on Le Truchot are predominantly in office use. The Development Framework should consider what uses would be most suitable for the area and compatible with the policies of the Island Development Plan should any space become available for redevelopment. This could look to introduce a more diverse mix of uses in the area to contribute to the day and night economies of Town.

IV.26 The Development Framework for this Regeneration Area should consider how to create a vibrant mixed-use area that provides opportunities for larger floorplate retail units

with other uses that will complement and help to sustain the vitality and viability of the Core Retail Area. This could be achieved through maximising the potential of the assets in the area and increasing floorspace and utilising upper floors. The creation of high quality shared space to improve the pedestrian experience in the area with enhanced connectivity with the wider area, including the harbour, is essential. To achieve these aims, exemplar contextual and sustainable design of both buildings and streetscape will be required.

Mansell Street/Le Bordage, St Peter Port

IV.27 The Mansell Street/Le Bordage area lies on the periphery of the Core Retail Area of St Peter Port. Le Bordage is a wide road with tall buildings which forms part of an arterial route into Town and is generally busy with traffic. Mansell Street is a narrow pedestrianised street with buildings of a smaller scale and is part of the 'Old Quarter'. A number of buildings in the area have a frontage to both streets. Both streets have retail units with more office development along Le Bordage.

IV.28 At present there are numerous vacant retail premises on both Le Bordage and Mansell Street and vacant offices on Le Bordage giving the area a feel of being slightly run down. The boarded-up buildings look unattractive and dissuade investment. There is a change in character between Mill Street, which has few vacancies, and Mansell Street which appears more tired. On Le Bordage there is a significant amount of underused or vacant office space in new or refurbished buildings that has the potential to be utilised for alternative uses. This could have the effect of 'condensing' retail use to Mansell Street and Trinity Square over time and could increase demand for the vacant space.

IV.29 The vacancies within offices along Le Bordage and La Charroterie reduce the footfall in the area and the vacant premises deter visitors from exploring further into the Old Quarter and up to Trinity Square. There is not a major 'anchor' store or visitor destination in Trinity Square to 'draw' people through the area from the Core Retail Areas. This lack of footfall increases the risk in establishing a business in the area. There are only a small number of comparison goods shops – the area has a number of estate agents, architecture practises and take-aways.

IV.30 The vacancies and lack of footfall reduce the vitality of the area and the critical mass needed for a viable retail quarter is marginal. The Development Framework will need to consider the potential to increase footfall and/or consider re-shaping the character and function of the area.

IV.31 The Island Development Plan policies generally allow for a change of use away from

retail in the Main Centres under certain circumstances. New uses must maintain the vitality of the area – to achieve this new development should look to introduce a mix of uses to give the area vibrancy during the day and evening.

IV.32 There are a number of buildings in the area that have the potential to be redeveloped. Redevelopment at the Ideal Furnishings site would greatly assist that part of Town, as would redevelopment of the parking area on the south side of Le Bordage.

IV.33 Further residential development should be considered to enhance the customer base for businesses within the Regeneration Area, support the Core Retail Area and generally add more life to the area. There is potential in the upper floors above retail units for conversion to residential or offices.

IV.34 Design will need to be of the highest quality, sensitive to its setting and respect the different scale and character of Le Bordage and Mansell Street. If redevelopment allows, opportunities to increase the permeability of the area would be of benefit to both Le Bordage and Mansell Street.

IV.35 Public realm enhancements can improve the pedestrian experience in the area and create opportunities for more on-street activity. Enhancements should encourage walking into Town and help people find their way around. These routes would be the priority for investment in way-finding signage, street furniture, surfacing, lighting and road crossings.

IV.36 Trinity Square is a relatively successful area with a range of businesses operating and lower vacancy levels than other parts of the Regeneration Area. In Trinity Square there is a need to overcome the dominance of the car. This could be achieved through traffic calming/surface changes or traffic re-routing. This would provide the opportunity to create an attractive civic space and provide additional 'spill out' space for Trinity Church.

IV.37 The Development Framework for the Regeneration Area should consider how to create a vibrant mixed-use area that will introduce uses, population and activity that will positively contribute to and support the Core Retail Area as well as the overall vitality and viability of the Main Centre. It should also consider how it can develop in sympathy with the South Esplanade and Mignot Plateau Regeneration Area and the St Peter Port Harbour Action Area, to create a revitalised urban corridor.

Annex V Landscape Character

V.1 This Annex presents a summary of landscape character in Guernsey and the map in this Annex shows the location of the various landscape types. This Annex will provide information for those proposing and assessing development proposals and the public about the landscape characteristics of particular areas to enable these to be taken into account when considering development proposals.

V.2 Within the Island there are three broad categories of Landscape, namely Coastal Landscapes, Lowland Landscapes and Upland Landscapes, (the latter two being roughly equivalent to the colloquial “Lower Parishes” and “Upper Parishes” respectively). Each of these categories can be divided into secondary landscape types, varying markedly in their physical attributes, including geological base, drainage patterns and landforms as well as vegetation types, land use and cultural elements. Each of these landscape types may be further divided into sub-zones with particular characteristics, either immediately apparent or, in some cases, partly masked by development.

Table 1 Landscape Character

LANDSCAPE CATEGORY	LANDSCAPE TYPE	SUBZONE
Coastal Landscapes	Cliffs	Cliff Faces
		Cliff Valleys
		South-East Cliffs
		South-East Cliff Valleys
		Cliff Tops
	Western Bays	Headlands
		West Coast Road
		Mares (wetland/former lagoons)
	Northern Slopes	Headlands and Islets
		Mielles (sandy heathland)
	East Coast	Harbours
		East Coast Road
		East Coast Mares
Promontories		
Upland Landscapes	Escarpment	West Coast Scarp
		Inland Scarp
	Valleys	Valleys
		Reservoir

	Plateau	Western Plateau
		Central Plateau
		South Eastern Plateau
Lowland Landscapes	Wetlands	Marais (freshwater marsh)
		Le Braye du Valle
	Lowland Hills	Northern Hougues (rocky hillocks)
		Lowland Escarpment
	Central Plain	

Coastal Landscapes

Cliffs

V.3 The cliffs which run along the south and southeast coasts provide one of the most dramatic landscape types in Guernsey. The cliffs drop sheer from the Upland Plateau into the sea, cut by occasional short, steep valleys and backed by largely undeveloped agricultural topland. The combination of these features creates a dramatic open landscape which contrasts with the intimate enclosure of the Island's interior.

V.4 The **Cliff Faces** along the south coast rise vertically from the sea to the horizontal plateau nearly 100 metres above. Some scrub, bracken and gorse have become established on the steep slopes but much of the lower cliff face is bare rock. The coastal path weaves along the cliffs and down across the valley mouths, providing magnificent views of the sequence of cliff faces, the rocky coastal crags and out across the sea.

V.5 The **Cliff Valleys** drain the first third of a mile of the Upland Plateau's southern edge. The valleys are mostly short (between 350 and 900 metres) and they are exposed to the full force of the sun and wind. As a result the vegetation is mostly semi-natural scrub; trees tend to establish only in the more sheltered upper reaches of the valleys. There are some mid-to-late twentieth century developments within these valleys which impact on their character.

V.6 The **South-East Cliffs** continue the cliff landform around to St Peter Port but the vegetation changes, responding to the more sheltered aspect. The cliffs and steep slopes are thickly covered in a variety of trees, including Oak, Holm Oak, Ash, Elm and Sycamore. The woodland provides a striking appearance to the folds of the cliffs, particularly when approaching the Island by sea or looking along the cliffs from vantage points.

V.7 The **South-East Valleys** also reflect the greater shelter in the lee of the wind. Although their form is similar to southern cliff valleys, the vegetation in these valleys, which are well wooded, as on the main southeast cliff faces, is very lush and varied, giving an almost sub-tropical character to the valleys. However, some developments do impact on their semi-natural character.

V.8 The **Cliff Tops** are the areas immediately backing the crest of the cliffs. This sub-zone roughly covers the first 300 metres of the Upland Plateau's southern edge. This area drains south while most of the remainder of the Plateau drains to the north and west. The topland is generally flat, open pasture, divided by low earth banks and occasional fortifications and contrasting strongly with the vertical cliffs below. Although occasional glasshouses, trees and houses interrupt the flat open character of the landscape, particularly around Jerbourg, the topland still remains largely undeveloped.

Western Bays

V.9 These bays form a 5.5 mile long sequence of bays and headlands characterised by intertidal rocks and long sandy beaches stretching from Fort Pezeries at Pleinmont up to Cobo. The sweeping bays, rocks and headlands create an impressive coastline, both when viewed from the Escarpment above and from the coast itself. The bays are backed by a series of Mares (wetland/lagoons), but these have been separated from the coast by sea defences and the coast road. Development on the Mares and along the coast road impacts on the character of the coastal landscape. There are three sub-zones in this group, namely the exposed Headlands, the West Coast Road and the west coast Mares.

V.10 The **Headlands** along the west coast create a rhythm of rocky, exposed land jutting out into the Atlantic between the Bays. Each headland is marked by a fortification, either Napoleonic or German or sometimes both. The Headlands provide pedestrian access to the inter tidal rocks and beaches, as well as car parks and viewing points. The car parks have tended to extend further and further out onto headlands, although improvements have been carried out to a number of the car parks with the effect of reducing to some extent their impact. With the exception of these car parks and isolated clusters of development, particularly at Richmond, the Headlands still retain a rough, semi-natural and exposed character.

V.11 The **West Coast Road** running the length of the west coast provides virtually continuous views out to sea and access to the beaches. With the exception of Richmond, development has been restricted to the landward side of the road. Along Rocquaine Bay and part of Vazon Bay, many of the houses are low, vernacular fisherman's cottages with

stone walls and tamarisk hedges.

V.12 Elsewhere, development becomes denser and more dominant, surrounded by signs, gardens and fences with a greater impact on the character of the landscape. Verges of established dune grassland and a small area of shifting dunes still remain alongside the Coast Road.

V.13 The **West Coast Mares** were originally lagoons in the low flat land between the Bays and the Escarpment at the mouths of the Valleys. Since the construction of sea defences, they have progressively been reclaimed as grazing land or, particularly in the late twentieth century, as sites for new development. This development impacts on their character as expanses of flat, open land at the foot of the escarpment. Despite agricultural change and development pressure, flower-rich wet meadows still remain at La Rue des Vicheries, La Claire Mare, La Grande Mare and in a small number of other areas.

Northern Slopes

V.14 This area is low and windswept with extensive sandy beaches separated by rocky points and headlands. Unlike other sections of Guernsey's coastline it is backed by the horizontal expanse of lowland landscapes rather than by cliffs or escarpment. In contrast to the densely populated hinterland, the coastline is still generally open and undeveloped. The zone divides into sub-zones of the Headlands and Islets and the Mielles (sandy heathland).

V.15 The **Headlands and Islets** around the north coast tend to be lower and perhaps less dramatic than the main west coast headlands. Most of these rocky promontories have been exploited over many years, by quarrying for stone, waste disposal and various recreational activities such as shooting (both clay pigeon and target ranges), BMX riding and motor-cycle tracks. Many of these areas are still affected by extensive rutted trackways and coastal defence works. Nevertheless many of the headlands still support important semi-natural habitats.

V.16 The **Mielles** are areas of sandy heathland lying between the beaches and the hinterland of Marais (freshwater marsh). Primarily of dune origin, they are characterised by scattered hougues (rocky hillocks) made more prominent by the general lack of trees. Apart from L'Ancrese Common, which has remained unenclosed and generally undeveloped, protected by its common land status, and a few other smaller dune areas, mainly in Crown ownership, the Mielles have changed dramatically since the beginning of the 19th century. At that time they were largely unenclosed, but by the beginning of the 20th century large areas had been enclosed to create networks of small fields that were mostly undeveloped.

Then, following a rapid expansion and decline of horticulture, especially in the Port Soif/Les Grandes Mielles area, and subsequent excavation of extensive sand deposits, much of the land was given over to residential development.

East Coast

V.17 This coastal zone, extending from Bordeaux to Havelet is generally low with a relatively sheltered foreshore of mostly rocky beaches interspersed by rocky promontories and dominant harbour structures. The landscape is characterised by built development along most of the seafront. It encompasses the Harbours of St Sampson and St Peter Port, the East Coast Road, Mares and rocky Promontories.

V.18 The **Harbours**, with their quays and breakwaters, cranes and dockside buildings are an important feature of Guernsey. Traditional paving, railings and bollards (cast iron in St Peter Port; stone at St Sampson) and substantial masonry structures are significant elements of the harbour scene, contributing to the local distinctiveness of the Island. The scale and continuity of harbour-front buildings, contrasting with the openness of the harbours themselves, is also an important characteristic.

V.19 The **East Coast Road** links the two harbours and forms a major traffic artery, following the sweep of Belle Greve Bay. For much of its length, the road was built on a shingle bank and is at a higher level than the frontage development. This relationship between the road and development is important, particularly in long views. The open views along the coast and to the other islands add greatly to the character of the road which is further enhanced by pleasant grass verges, sea walls and the shingle banks.

V.20 The **East Coast Mares** originated as ponds impounded behind the coastal shingle banks. Over time, the mares have been drained and reclaimed, initially for agriculture, then for buildings that have obscured the relationship of the mares to the original shingle banks. Although vegetation is relatively sparse, trees on the higher ground form a pleasant backdrop to development and, in one or two places, the remnants of reed beds can still be found.

V.21 The series of **Promontories** jutting into the sea are an important feature along the coastline, offering good vantage points. Although they are not all dominant, promontories appear in the foreground of frontage development and are of great value in providing a series of focal points along the coastline. Many of them support trees and shrubs and most accommodate historic fortifications.

Upland Landscapes

Escarpment

V.22 This feature is an inland “fossil” cliff forming the northern and western edges of the Upland Plateau. It rises approximately 60 metres above the West Coast Mares and the lower parishes, acting both as a physical division and as a visual backdrop which can be seen from the lower ground throughout the north and west of the Island. From the crest of the Escarpment, long views extend over the lower parishes and coast to the sea. The Escarpment is a transition zone with a steep, apparently tree-covered character of its own. It divides into two subzones: the West Coast Scarp and the Inland Scarp.

V.23 The **West Coast Scarp** is emphasised in places by stretches of woodland, particularly at Le Catiroc and behind Rocquaine Bay. In combination with patches of dense scrub and field boundary trees, this creates the general impression of a well-wooded slope. The trees are mostly native species, notably Oak, Elm and Ash, but with significant groups of Pine and Holm Oak. Where development has spread up the scarp slopes, the flow of the Escarpment is interrupted and the landform partially obscured.

V.24 The **Inland Scarp** has also been affected by development. The landform is less evident than on the West Coast, but the Scarp still reads as a strong landscape feature standing up against the horizon. Though there is little actual woodland, the combined effect of garden and hedgerow trees creates an impression of woodland from a distance. As the Scarp is sheltered from the sea and trees tend to occur in gardens, the tree species are more varied than on the West Coast Scarp.

Valleys

V.25 A valley system reaches far into the Plateau of the upper parishes in a series of narrow, branching stream courses which drain down through the Escarpment to the coast. The steep, sheltered slopes provide one of the main areas where woodland survives in Guernsey. The Valley system is divided into two sub-zones: the Valleys themselves and the area around St Saviour’s Reservoir.

V.26 The **Valleys** form narrow, enclosed, largely tree-lined folds which divide the Plateau regularly into a series of high ridges. In the Valley bottoms, open meadows provide surprising linear views along the valley, creating relief from the generally tight enclosure of the often wooded valley sides. Small, clustered settlements are traditional in the valleys, but in places glasshouses, development and garden planting impact on the form and semi-

natural character of the landscape. The two main valleys of Fauxquets and Talbot stand out as larger and broader than the others.

V.27 The **Reservoir** at St Saviour is the largest expanse of inland open water on the Island. It is surrounded by Pine trees and semi-natural vegetation, providing rich habitats for the abundant wildlife.

Plateau

V.28 This landscape type is characterised by a web of hedges, banks, hedgerow trees and tree-lined lanes, which enclose numerous small pastures. Interspersed through this field pattern are a series of small scattered settlements, usually in lower sheltered ground and surrounded by mature trees. Many of these hamlets reflect traditional Guernsey architecture. The settlements tend to be clustered around a church, a spring or a lavoir (public washing area) and are sometimes connected by a network of narrow green lanes which wind around the field boundaries. In places, former green lanes have been upgraded to roads, but even the main roads are often no more than 14 ft wide. A number of pastures have been replaced by glasshouses and residential development but the landscape fabric of hedges, banks and tree-lined lanes generally keeps views short, except in the more open west. However, the airport and the ribbon development which has grown up alongside main roads over the last 50 years, particularly in St Martin, is not well-screened and impacts on the traditional settlement pattern and character of the landscape. The parishes which make up much of this plateau area tend to each have a distinctive character and provide the basis for division into sub-zones of Western, Central and South Eastern Plateaux.

V.29 The **Western Plateau** is generally less affected by mid-to-late twentieth century development. The landscape consists of a series of broad erosion platforms stepping gradually down to the west and is much dissected by the deeply cut valleys. Open fields, divided by low earth banks, are interspersed with established farmsteads surrounded by mature trees. The open farmland on higher ground provides views out to the Western Bays and across the sub-zones from one church spire to the next.

V.30 The **Central Plateau** area differs from the Western Plateau in two main ways. Firstly, the area extends to the edge of St Peter Port and has been influenced by the expansion of the town. In addition, the separation between settlements has in places been blurred by ribbon development. Tree cover, however, extends beyond the valleys into hedgerows and roadsides. The second difference relates to the valley system as the plateau is crossed by the two main valleys of the Island (Fauxquets and Talbot Valleys). These divide the Plateau into two main ridges.

V.31 The **South Eastern Plateau** extends from St Peter Port to include St Martin. The general character of this plateau area is of established development interspersed with open fields and large mature gardens, all with a complementary cover of garden, hedgerow and roadside trees. Ribbon development has an impact in some areas, although the overall character of much of the area remains intrinsically rural.

Lowland Landscapes

Wetlands

V.32 The north of the Island has extensive low lying basins, all of which tend to be poorly drained and many are below the level of even ordinary high spring tides. These wetlands divide into two sub-zones: Le Braye du Valle, which is of marine origin; and the freshwater Marais areas (freshwater marsh) with alluvial and peat deposits.

V.33 The extensive **Marais** areas across the north of the Island are essentially freshwater marshes (with occasional small hougues) which have been drained, probably for many centuries, by man-made channels. Recent drainage measures (since the mid-20th century) have greatly reduced the incidence of winter flooding, which previously tended to limit the amount of development in these areas; some areas have, however, remained wet and these often support valuable semi-natural vegetation. The same regular flooding also meant that tree cover, apart from willows and other water tolerant species, is not a particularly prominent feature within the Marais areas. Because these areas are physically of a low-lying horizontal form, existing development, and such tree cover that is established, can obscure much of their character which can now often only be fully appreciated from within the remaining areas of open meadow and in occasional views from surrounding higher land. Much of the development comprises horticultural structures, although there are considerable areas of residential development.

V.34 **Le Braye du Valle** has the same general characteristics as the Marais areas, but is of marine origin, and was, indeed, covered at high tides until 1808 when embankments were completed at each end and the whole area drained. This comprehensive reclamation, as a single military defence exercise, resulted in the layout of straight roads and a gridiron pattern of field divisions. This regular pattern has been perpetuated in more recent land uses and development and forms the primary difference between the existing character of the Marais areas and Le Braye du Valle area. The straight roads are, however, the most obvious expression of the gridiron layout.

Lowland Hills

V.35 Across the lower parishes generally, there are characteristic groupings of hougues, or small rocky hills, of various sizes, generally larger than the small hougues scattered within the Coastal and Wetland areas. Also forming a prominent feature is the low escarpment which provides a transition between the Vingtaine de l'Epine/Le Braye du Valle wetland corridor and the higher level of the Central Plain. Both types display shelving at varying levels, associated with the geological features of 8m, 18m and 30m raised beaches.

V.36 The **Northern Hougues** are areas of undulating land, on a geological base of diorite, characterised by rocky outcrops and extensive tree cover. These areas supported a high proportion of the settlements that existed in the north at the time of plotting of the Duke of Richmond Map of 1787, and many of these groups of traditional buildings remain, adding very much to the attractive character of this landscape type. Within living memory however, the rocky outcrops of these areas provided the raw material for a thriving quarrying industry which gave rise to the more industrial image of the north of the Island which still prevails, although the industry has now almost gone. The derelict remains of the industry have also faded away, taken over for other uses, or, more often, reclaimed by nature to provide a legacy of secondary woodlands around rock enclosed ponds.

V.37 The Northern Hogue areas remain relatively free from twentieth century development, and development that does exist has tended to be more easily absorbed, with the robust framework of hougues and trees permitting only limited view lines within this landscape character area.

V.38 The **Lowland Escarpment** is of the same diorite geological base as the hougues, giving rise to many similar characteristics, but forms a relatively well-defined escarpment along the northern edge of the Central Plain area, rather than a series of separated hillocks. The Lowland Escarpment is not, however, as prominent as the Escarpment forming the main transition between the upper and lower parishes, and has tended to be obscured, at least from many of the surrounding roads, by ribbon development which has taken place since the early twentieth century. Additionally, there is little public access to the Escarpment area, other than the half dozen roads that traverse this feature.

Central Plain

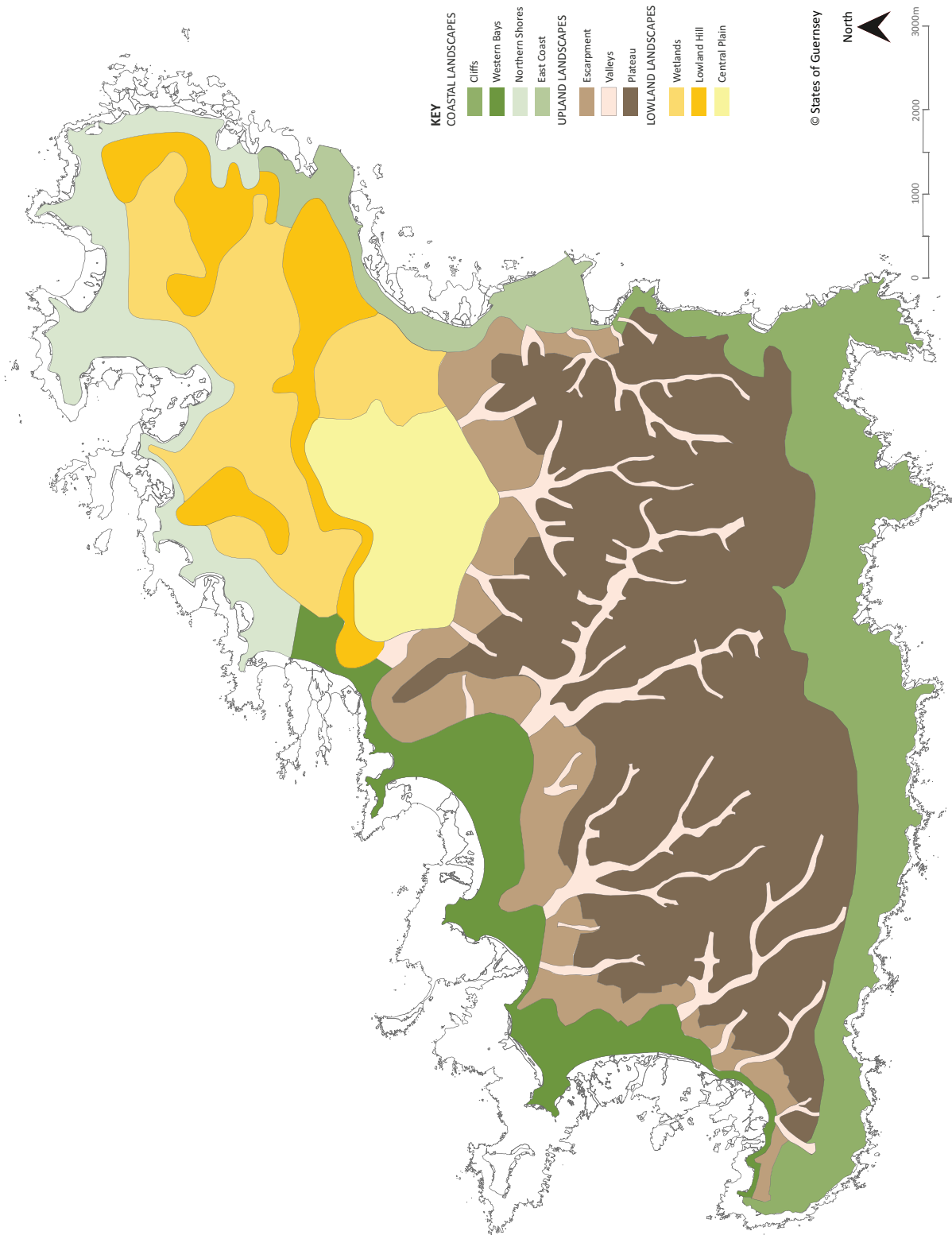
V.39 This area forms something of an intermediate level between the Wetland areas to the north and east, and the Upland Plateau of the high parishes to the south. The character of the area is of gently undulating landforms with some fairly densely wooded tracts, but

has been considerably impacted on by mid-to-late twentieth century development. There is some variation in character across the area but the changes are too gradual to form positive boundaries to specific sub-zones.

V.40 Across the south of the Central Plain, including Saumarez Park, Le Villocq and Foote's Lane, the land is generally very flat. Poor drainage in this sector is exacerbated by run-off from the adjacent Escarpment areas. Although various drainage improvements have been made over the years, some poorly drained areas remain, sometimes supporting important wet meadow habitats of high nature conservation value.

V.41 Further north, the natural drainage is better developed, with broad shallow valleys, mostly running off through open agricultural land towards the east. Adjacent to the Lowland Escarpment, the land is well drained, due partly to extensive raised beach deposits and partly to the lack of surface water run-off from any higher land. This area of the Central Plain, in particular, has been much developed, predominantly for horticulture at first but, later, for residential and general commercial use.

Map 1: Landscape types



Annex VI Sites of Special Significance

Introduction

VI.1 Sites of Special Significance are areas which have been identified as having special significance because of their archaeological, botanical, geological, scientific, cultural, zoological or other special interest and which it is desirable to preserve, enhance or manage. The Land Planning and Development (General Provisions) Ordinance, 2007, Part 1, Section 4 extends the definition of development within a Site of Special Significance, resulting in works normally not constituting development requiring planning permission, such as any works which disturb the ground and materially affect the special interest of the Site of Special Significance or significant clearance of vegetation.

VI.2 The Island Development Plan designates the following nine Sites of Special Significance which have been identified as having outstanding botanical or zoological interest:

1. Cliffs;
2. Fort Hommet headland & Vazon Coast;
3. La Claire Mare, La Rouse Mare, the rest of the Colin Best Nature Reserve, Lihou headland & L'Erée shingle bank;
4. L'Ancrese Common;
5. Les Vicheries & La Rue Rocheuse (extending to La Saline & Rocquaine sand dunes);
6. Lihou Island;
7. Port Soif to Pont du Valle (including Vale Pond & extending to Cobo);
8. South Vazon & La Grande Mare wet meadows;
9. St Sampson's Marais & Château des Marais.

VI.3 These areas are shown on the map below and also indicated on the Proposals Map. This Annex contains a summary of significance and reason for designation for each of the Sites of Special Significance. These describe the particular special botanical and zoological interest of each area together with the reason(s) why the area is designated and provide the information required to satisfy Section 1(2) of the Land Planning and Development (Plans) Ordinance, 2007.

VI.4 Following the adoption of the Island Development Plan, the Authority will prepare

and publish Supplementary Planning Guidance for the whole or part of each Site of Special Significance which will provide background information on the area including data on habitats and associated species and advice on how the site could be maintained or enhanced in terms of its nature conservation importance. The guidance will also include details about the extent of development for each area and how this impacts on the requirement for planning permission and how it will influence how proposals for development within the particular Site of Special Significance will be considered.

VI.5 These Supplementary Planning Guidance documents will help ensure the Sites of Special Significance are managed in a way that sustains its long-term special interest. The aim of the guidance will be to help understanding of how best to avoid any negative impacts of development on the special interest of the Site of Special Significance, to identify development that, if carried out in a specific manner, would not need planning permission and to identify the opportunities for enhancement of the area's special interest that might exist through development.

VI.6 The Site of Special Significance Supplementary Planning Guidance documents will be subject to public consultation and, once approved by the Authority, will be taken into account when considering proposals for development. Development to support existing uses that accords with the Site of Special Significance Supplementary Planning Guidance will be deemed to not materially affect its special interest. Until such time as a Supplementary Planning Guidance for a specific Site of Special Significance is agreed by the Authority development proposals will be considered against Policy GP2: Sites of Special Significance.

VI.7 The Authority will prioritise the preparation of Supplementary Planning Guidance after adoption of the Island Development Plan for each designated Site of Special Significance taking into account the threats to the special interest as well as opportunities for enhancement which might arise, for example, due to new development.

VI.8 Further details of the species to be found in these designated sites can be found on the States website (www.gov.gg).

Description of Designated Sites

1. Cliffs

VI.9 This encompasses the whole stretch of the cliffs from Pleinmont to Havelet Bay and the associated valleys leading inland. These cliffs are an important part of Guernsey's landscape as well as being a continuous stretch of 'non-urbanised' land which provides

many species with a natural corridor and safe nesting, roosting and feeding sites.

VI.10 This area is designated as a Site of Special Significance for its importance for a wide range of wildlife, containing rare and threatened species of insects, plants, birds, amphibians, reptiles and mammals. In addition, Pleinmont, is important as a stopping off area for migrating birds.

2. Fort Hommet headland & Vazon coast

VI.11 Fort Hommet headland is a west coast headland and includes adjacent land with the small bay of Albecq to the east and Vazon to the southwest. There is a rich area of calcareous sand dune next to Albecq Bay on the neck of the peninsula. To the west of the road towards Vazon Bay is an area with brackish dune slacks with a diverse fauna and flora. The point contains more acidic coastal grassland, scrub, both soft and hard cliffs and shingle banks.

VI.12 Vazon has some very rare plants along the coastal strip of sand dune and important remnants of dune slack and the largest open dune area in Guernsey. The open dune habitat at Les Dunes has been developing since 2004 and now represents a significant contribution to this limited habitat locally.

VI.13 This area is designated as a Site of Special Significance for its importance for a wide range of wildlife including rare and threatened species of insects, plants and birds.

3. La Claire Mare, La Rousse Mare, the rest of the Colin Best Nature Reserve, Lihou headland & L'Érée shingle bank

VI.14 This area covers a west coast headland of the Island with large areas of natural and semi-natural habitat. The area as designated includes part of the Lihou Island Ramsar site. The area includes a wide range of habitats, including important wet meadows at La Claire Mare, Guernsey's largest shingle bank at L'Érée and the largest area of salt marsh locally at La Rousse Mare. It is also recognised as an important roosting and feeding area for birds.

VI.15 This area is designated as a Site of Special Significance for its importance for a wide range of wildlife including rare and threatened species of insects, plants and birds.

4. L'Ancrese Common

VI.16 L'Ancrese Common is a large area of unenclosed land in the north of Guernsey,

which consists mainly of dune grassland and scrub. Towards Fort Doyle the soil is less influenced by wind-blown sand and is more acid. There are several marshy areas and some ponds (originally dug for watering cattle).

VI.17 This identified area of botanical and zoological interest covers some very important areas for rare and threatened species of plants and includes the marshy areas, damp short-grass areas, areas of high quality species-rich dune grassland, open dune, bare peaty ground that is wet in winter, heath and ponds.

VI.18 This area is designated as a Site of Special Significance for its importance for a wide range of wildlife including rare and threatened species of insects, plants, birds, crustaceans, amphibians, reptiles and mammals.

5. Les Vicheries & La Rue Rocheuse (extending to La Saline & Rocquaine sand dunes)

VI.19 The area identified on the map covers the orchid fields of Les Vicheries, the swamp, salt marsh, semi-improved marshy grassland and coastal grassland of La Saline et Sécage and the orchid fields of La Rue Rocheuse.

VI.20 The orchid fields of Les Vicheries contain diverse wetland flora and fauna and include a number of rare plants and insects and numerous orchids. The fields are mostly owned or managed by La Société Guernesiale and are much visited during the orchid flowering season in May and June. The orchid fields of La Rue Rocheuse, which are as diverse as those at Les Vicheries, are less well known. They have been suffering from over-grazing by rabbits in recent years, which has led to reduced flowering. They hold the main population of Common Adder's-tongue, locally.

VI.21 Both Les Vicheries and La Saline are important to this area, being marshy grassland, semi-improved marshy grassland, swamp and unimproved grassland (the only known area of this habitat at present, other than Candie Cemetery).

VI.22 Between Les Vicheries and La Rue Rocheuse there are both semi-improved and improved grassland fields as well as some abandoned areas. These operate as a corridor as, whilst most are less diverse, nevertheless, animals can use them to move between the better fields.

VI.23 The sand dunes at Rocquaine are included as these have important remnant populations of open dune flora and fauna.

VI.24 The area as identified creates a 'safe' area for wildlife. This area is designated as a Site of Special Significance for its importance for a wide range of wildlife including rare and threatened species of insects, plants and birds.

6. Lihou Island

VI.25 This area covers the largest island off the west coast of Guernsey, Lihou Island. The island is important as a large area of relatively undisturbed land and, consequently, is much used by breeding and roosting birds. The island has large areas of coastal grassland and soft cliffs along with shingle areas, the latter being roped off during the bird-breeding season to give some protection from disturbance. Generally, it has experienced a significantly increased level of recreation use in recent years.

VI.26 This area is designated as a Site of Special Significance for its importance for a wide range of wildlife including rare and threatened species of insects, plants and birds.

7. Port Soif to Pont du Valle (including Vale Pond & extending to Cobo)

VI.27 This is the coastal strip of a significant portion of the west coast encompassing both headlands and bays, as shown on the map.

VI.28 The area between Les Grandes Rocques and Portinfer has some of the finest mobile sand dunes in the island at Port Soif and Grandes Rocques Bays while at Portinfer Bay some of the best pebble ridges remain. There is extensive species-rich dune and coastal grassland, including the best site in Guernsey for Bee and Pyramidal Orchids and the only site for many other plants and insects. Along the coastal strip of the northern half of Cobo Bay, south of the pumping station, there are important remnants of open dune and dune grassland.

VI.29 Inland from the Port Soif coast are two important areas: the large area covers a hougue which, on its western part, is covered with sand dune grassland, a last inland remnant of the Grand Mielles shown on the Duke of Richmond Map of 1787. On the eastern side of the hougue is one of the most important quarries in the island, being shallow water with an interesting flora and contains remnants of the same sand dune grassland flora which is under threat due to lack of management. The other area to the south of the hougue includes further important shallow water quarries which have some rare plants and are mostly surrounded by scrub.

VI.30 The area around Le Pulias encompasses a west coast headland and a brackish pool to the east. The latter was a bay blocked from the sea by a shingle bank in the 1800s so

forming a brackish pond, important for waders, with an area of salt marsh at its edges. Shingle banks bound it to the south and there are areas of mobile dune, dune and coastal grassland and a single field still in use. This area is much used by walkers and is crossed by the west coast footpath.

VI.31 The coastal strip from the Vale Church to Port Grat contains important open sand dunes along the Pont du Valle and at Les Picquerels and several areas of rich stabilised dune grassland, as around Rousse Tower and behind Port Grat. There are also pebble ridges and rocky coastline. It includes the Vale Pond, a brackish water pond with salt marsh at its edges, and adjoining grassland.

VI.32 The area identified covers several habitat areas and forms a corridor for wildlife to move along the coastline. This area is designated as a Site of Special Significance for its importance for a wide range of wildlife including rare and threatened species of crustaceans, insects, plants, birds, amphibians, reptiles and mammals.

8. South Vazon & La Grande Mare wet meadows

VI.33 The area as designated covers 'south Vazon' wet meadows with orchids. These are in the lowland area behind the sand dunes along Vazon Bay. The whole area is sensitively managed and forms a subtly different habitat from the other 'orchid' meadows further south, as they are on a sandy substrate.

VI.34 The area includes southern parts of La Grande Mare where there are still wet meadows. These include the fields accessed from Le Gélé road, which are currently managed by La Société Guernesaise.

VI.35 This area is designated as a Site of Special Significance for its importance for a wide range of wildlife including rare and threatened species of crustaceans, insects, plants and birds.

9. St Sampson's Marais & Château des Marais

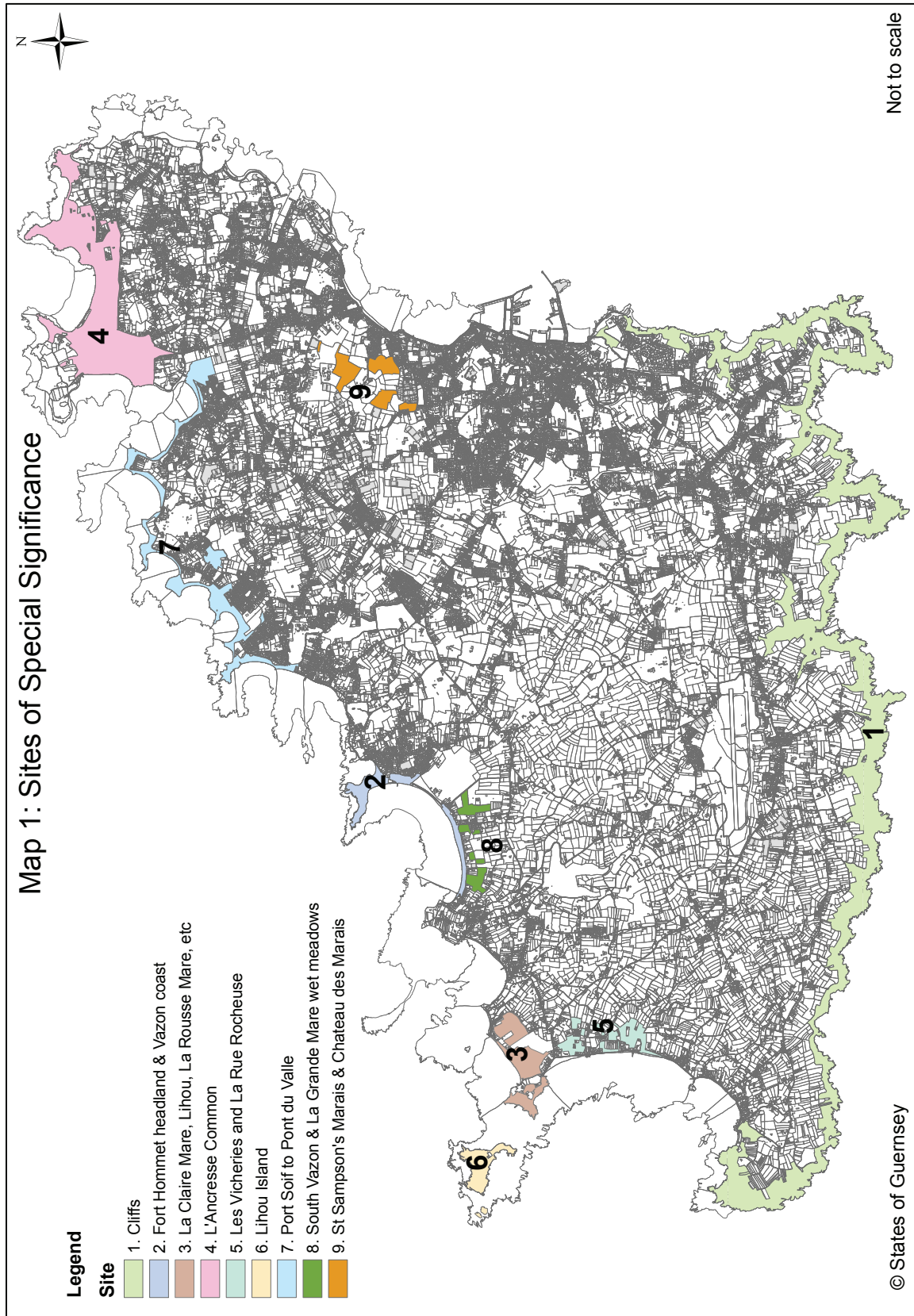
VI.36 The area designated covers the Chateau des Marais and St. Sampson's Marais. The Château des Marais is surrounded by fields which were historically an important 'marais' area: hence its historic name (its nickname being 'Ivy Castle'). It was one of the richer areas botanically in the past but some of the best fields were damaged by dumping and land-raising in the 1960s/1970s.

VI.37 St Sampson's Marais is more remote and less damaged but suffering from the presence of the invasive non-native Parrot's Feathers, *Myriophyllum aquaticum*, in some fields. The largest fields form an extensive area of undisturbed land.

VI.38 The site is part of a relatively large area of low-lying grassland in the east of the Island, most of which has been farmed for many years. This has mainly been grazing as much of the land is too wet for cultivation or hay making. The land is often referred to as the 'green lung' of the urban areas of St Peter Port and St Sampson and is an important reservoir of some of our scarcer wetland species.

VI.39 This area is designated as a Site of Special Significance for its importance for a wide range of wildlife including rare and threatened species of insects, plants, birds, amphibians, reptiles and mammals.

Map 1: Site of Special Significance



Annex VII Conservation Areas

VII.1 The following Conservation Areas are designated in the Island Development Plan. The boundary of each area is shown on the Proposals Map. The name attributed to each Conservation Area relates to the designated area as a whole and not to any one particular property or building.

1. St Peter Port
2. The Bridge, Vale & St Sampson
3. Vale Church, Vale
4. Bordeaux, Vale
5. Les Mielles, Vale
6. Les Rouvets, Vale
7. Pleinheume, Vale
8. Castel Church, Castel
9. Le Villocq, Castel
10. Les Effards, Castel
11. King's Mills, Castel
12. Les Prevosts, St Saviour
13. St Apolline, St Saviour
14. St Pierre du Bois Church, St Pierre du Bois
15. Les Jehans, Torteval & St Pierre du Bois
16. Les Bruliaux, St Pierre du Bois & Forest
17. Les Marchez, St Pierre du Bois & Forest
18. Torteval Church, Torteval
19. Forest Church, Forest
20. Le Chene, Forest
21. Le Variouf, Forest
22. St Martin's Church and Sausmarez Manor, St Martin
23. Saints Road, St Martin
24. St Andrew's Church, St Andrew
25. Les Blicqs, St Andrew
26. Delancey, St. Sampson

VII.2 This Annex contains a Summary of Significance and Reason for Designation for each Conservation Area. These describe the particular special architectural or historic interest of each area together with the reason(s) why the area is designated and provide the information required to satisfy Section 1(1) of the Land Planning and Development (Plans) Ordinance, 2007.

VII.3 Following the adoption of the Island Development Plan, a more comprehensive character appraisal will be prepared for each Conservation Area which will be made available to the public.

1. St Peter Port

Summary of Special Interest

VII.4 St Peter Port or Town, as it is known, is the capital of Guernsey. It is not only the focus of Government and its administration, but is also one of the gateways into Guernsey for tourists entering by cruise ship, ferry or private boat and is the focus for the retail, commerce and finance industries. Town has developed from its original fortified core, port and castle, merging with the ancient settlement of La Salerie and over time extending beyond the walled town, up the stream valleys and on to the plateau high above the now extensive harbour and marinas. It is this unique development and survival of high quality historic streets and buildings that make this Conservation Area of high architectural and historic interest to Guernsey.

VII.5 The development of the St Peter Port Conservation Area has been influenced by, and has had an influence on, that of the Island as a whole, and maintains a high architectural quality. In many cases the buildings in this Conservation Area are the first of a type or style to be built on the Island, at the forefront of fashion in buildings. Several former farmhouses and grand country houses are now subsumed within development of the Georgian, Regency, Victorian and later eras. The Occupation saw alteration to a number of buildings and the building of fortifications, for example the remnants of gun slots can be seen in the walls of Queen's Road.

VII.6 The harbours, fortifications, markets, road widening, culverting of streams along Mill Street and Fountain Street, building of the Commercial Arcade, St Julian's Avenue, construction of towers, the new town and the various sets of pedestrian steps between the plateau and valleys have all moulded the Conservation Area to its appearance today. The man-made landform of terraces and altered stream valleys, now covered with buildings and gardens, creates unique views of Town from the Harbour.

VII.7 Tall, narrow, natural stone or rendered buildings under slated and tiled roofs dominate the narrow streets of the ancient historic core of Town. Further from the ancient historic core Georgian, Regency and Victorian rendered buildings of up to three and a half storeys dominate, each area having unique characteristics which make up the particular character of the locality. Late twentieth and early twenty first century buildings were

constructed on a massive scale around St Julian's Avenue, often with flat roofs. Despite modern additions, the Norman and British influences in architectural style can still be clearly seen.

VII.8 There are few open amenity areas for public use beyond those provided by Church Square and Market Square and these are mostly focused on the northern side of the Conservation Area. The harbour, with its quays, piers and the nearby beaches and bathing pools, also provides public amenity areas. Public and private gardens contribute significantly to the character of the Conservation Area and help to mitigate the impact of the high density development form found in some parts of the Conservation Area with many significant trees being located on privately owned land.

VII.9 The use of stone for paving streets, kerbs and steps and in walls and buildings lends a unique character to the historic core. The historic core and principal routes into and out of Town (the waterfront esplanades, Le Val des Terres, Ruettes Brayes/Fountain Street, Mount Row/Le Rohais/Grange Road/St Julian's Avenue) and the harbours are bustling areas of activity.

Reason for Designation

VII.10 St Peter Port or Town, the capital of Guernsey, retaining much visible history, has developed from its original fortified core, port and castle, taking full advantage of the river valleys and plateau. It is this unique development and its relationship with the harbour and range of historic types and styles and survival of high quality historic streets and buildings that makes this Conservation Area of high special architectural and historic interest to Guernsey so that it is desirable to preserve or enhance its character and appearance as described above. In many cases the buildings in this Conservation Area are the first of a type or style to be built on the Island, and illustrate fashion in buildings over time.

2. The Bridge, Vale & St Sampson

Summary of Special Interest

VII.11 Development at the Bridge centres on and has arisen due to the presence of St Sampson's Harbour which was the primary focus for the location of historic development and of the wider Conservation Area. The development of the port was driven by the exportation of stone but also has connections with oyster fishing, ship building and the importation of coal. St Sampson's Harbour has remained little changed since the early twentieth century, other than recent alterations to form a marina. Local stone features

prominently in quay edges, harbour walls and slipways and in historic harbour-side buildings and boundary walls. The harbour is used for recreational pursuits and as a working harbour. The scale, design and materials of industrial structures, including cranes, contribute to the character of the working port.

VII.12 The landscape is generally low lying, evidencing the former Braye du Valle to the west, drained in the early nineteenth century, with hougues flanking the harbour mouth to the east. A key characteristic is the sense of open space provided by the low-lying land, generally low quay-side buildings and vistas across the harbour and out to the islands to the east. There is an overriding impression of enclosure between buildings opening up into large open spaces along the quays and on the piers. Views across this flat land are easily altered through changes in the position of temporary structures, including traffic and parked cars and the changing state of the tide and the resultant effects of light and colour are significant contributors to character.

VII.13 Frontage development edging the inner harbour forms a positive character line around the harbour and displays a degree of uniformity in respect of height and roof fenestration, building line and construction materials. Many decorative details are present which make a positive contribution to character. Most buildings accommodate business uses at ground floor level with residential uses above, interspersed with social uses, and continue to represent the nineteenth century mix of quay-side development.

VII.14 Much of the flat land to north and south of the harbour was created through infill behind the quays at the time of their construction. These areas formerly contained stone yards many of which are now in commercial use with large scale, well-spaced buildings. Some structures are of striking local stone construction and there are many high grey/blue stone walls which in places present a blank frontage but give a strong sense of enclosure to the road and to industrial sites, screening development without compromising the integrity of the designation. Features remain and the whole provides a striking reminder of the historical use of the area which has not been significantly eroded by more modern structures concealed behind the walls.

VII.15 Fortifications surmount the hougues at the harbour mouth and are prominent features, particularly the Vale Castle to the north. These display several stages of development and are chiefly constructed of stone with elements of twentieth century concrete remaining from the Occupation. Flat land surrounds the structures and cuttings exist through stone at the base of each hogue giving a sense of enclosure close to what is otherwise open, often publicly accessible, land providing green spaces at the edge of the more built up area. Both fortifications command views out to sea and inland toward the

harbour and are visible over a distance providing a backdrop to industrial development.

VII.16 The area around St Sampson's Church has distinct qualities. The area is predominantly residential, bounded by industrial uses, associated with the twelfth century church which sits on a rise to the south of the harbour. The church is not prominent but important views can be obtained from north and south and between buildings. The churchyard provides an open green space. Stone walls of varying age enclose the whole and make an important contribution to character. Dwellings frequently front directly on to the pavement and provide a strong sense of enclosure. Features include a drinking fountain, a weighbridge and ornate pillars.

VII.17 Residential settlements were present on the shoreline of 1787. These were most likely based around fishing. In these areas traditional farmhouses and cottages, typically of stone and slate or clay pan-tiles, stand amid a proliferation of nineteenth century development and can often be identified by the non-uniform orientation of buildings. Nineteenth century development displays, depending on topography, a relatively increased rigidity in style and orientation, lining the highways and fronted by low walls and railings which give a sense of formal enclosure. Public open spaces in residential areas are limited to road junctions. Social buildings perform an important role in mapping the history of the area.

VII.18 Designation of the Bridge as a Conservation Area serves to highlight the importance of the historic St Sampson's Harbour and its continuing links with development and industry. It explains the pattern of development which grew up around the harbour and which broadly remains. Transitions between small scale residential and commercial development in enclosed back streets through larger scale commercial and industrial buildings in more open surroundings, albeit with strong enclosure formed by historic walls, to the open aspect of the harbour itself and the outlying fortifications protecting the harbour and Le Clos du Valle all contribute positively to the special character and interest of the Bridge as a Conservation Area, added to by the many features, both large and small scale, which remain.

Reason for Designation

VII.19 The Bridge is designated as a Conservation Area because of the importance of the special historic and architectural interest of St Sampson's Harbour and the surrounding area with its continuing links with development and industry, as both a recreational and a working port. It explains the pattern of development which grew up around the harbour and which broadly remains, and the different stages in that development. Transitions

between small scale residential and commercial development in enclosed back streets through larger scale commercial and industrial buildings in more open surroundings, albeit with strong enclosure formed by historic walls, to the open aspect of the harbour itself and the outlying fortifications protecting the harbour and Le Clos du Valle all contribute positively to the special character and interest of the Bridge as a Conservation Area, added to by the many features, both large and small scale, which remain so that it is desirable to preserve or enhance its character and appearance as described above.

3. Vale Church, Vale

Summary of Special Interest

VII.20 The Vale Church surmounts a small hill and dominates this generally low-lying landscape which includes Le Braye du Valle, a tidal channel which formerly separated Guernsey into two parts prior to its being closed and allowed to drain in the early nineteenth century. Valuable open spaces are present in the form of common land and fields, the churchyard, a water-filled quarry and the Vale Pond, a nature reserve to the south west. Each contributes positively to character and setting. Roads cross in the vicinity of the church and narrow lanes wind away from these.

VII.21 Proximity to the coast has played a role in the development of the area and remains important in the setting, particularly of the Vale Church which, along with a former priory and Le Braye du Valle, provided the initial focus for the location of development.

VII.22 Two settlements were present in 1787. These were most likely a fishing community at La Ville Baudu and a farming community at Le Hurel. Both will have relied on Le Marais Douit as a water source. In these areas traditional pitched roof farmhouses and cottages of one and a half to two storeys, typically of stone and slate or clay pan-tiles, cluster in winding roads strongly enclosed by dry stone and boulder walls, hedgerows and trees with glimpses of open spaces beyond.

VII.23 The current development pattern, the character of which is predominantly residential, was generally in place by 1898. Nineteenth century development was largely undertaken in association with the quarrying industry which became more prevalent in the north of the Island with increased accessibility following the draining of Le Braye du Valle. Rows of nineteenth century pitched roof cottages of one and a half storeys at La Route Militaire and La Garenne Road typically front on to the road and common land and are more open in aspect being bounded by low stone walls. Rendered stone, again with slate or clay pan-tile roofs, is common.

VII.24 An important chronology of development is demonstrated in the area around the Vale Church and the wider historical associations with development of the northern part of the Island are significant. The relationship between buildings, highways, boundaries and open spaces, and the use of materials typical to the north of the Island, provide a particular and special quality.

Reason for Designation

VII.25 The area around the Vale Church is of special historic and architectural interest and therefore designated as a Conservation Area due to its important chronology of development and the historic and architectural evidence remaining on the ground. Wider historical associations with development of the northern part of the Island – draining of Le Braye du Valle and the stone extraction industry – are significant. The relationship of buildings with one another and with the roads and lanes which wind between them, the transition between areas enclosed by buildings and traditional boundaries and areas of open space which provide vistas into, out of and across the Conservation Area and the use of materials typical to the north of the Island, provide a particular and special interest so that it is desirable to preserve or enhance its character and appearance as described above.

4. Bordeaux, Vale

Summary of Special Interest

VII.26 The Vale Mill occupies a hill-top location dominating the landscape of the Bordeaux Conservation Area. The land slopes downward in all directions, continuing to coastal wetlands and Bordeaux Harbour to the south east. Open spaces provide important views into, out of and across the Conservation Area, most notably from elevated land at La Hougue du Moulin and across low-lying land adjacent to and including Bordeaux Harbour. Proximity to the coast has played a role in the development of the area and both the mill and the harbour were focuses for historic development and carry significant weight in contributing to character.

VII.27 Relationships between use of land and sea dominate the area around Bordeaux Harbour. Buildings of mediaeval origin stand close to the water and nineteenth century cottages, likely related to the fishing and quarrying industries, line the coast road, continuing inland to the north. Use of local grey/blue stone, some render, slate and clay pan-tile reflects the construction materials used throughout the Conservation Area. Open views to and from the Conservation Area across the harbour and adjacent open land, the remnants of a former dune system and the striking harbour walls all combine to create a

special foreground, or backdrop, to this part of the Conservation Area.

VII.28 Settlements were present in 1787. These were most likely based around fishing closer to the coast and farming further inland with a group of buildings located in close proximity to the mill. Residents will have relied on streams running off La Hougue du Moulin as water sources. In these areas traditional pitched roof farmhouses and cottages, typically of one and a half or two storeys and of traditional materials, cluster in winding roads strongly enclosed by dry stone and boulder walls, hedgerows and trees and by the orientation of buildings and their spatial relationships with one another.

VII.29 The current development pattern, the character of which is predominantly residential, was generally in place by 1898. Nineteenth century development was largely undertaken in association with the stone quarrying industry which became more prevalent in the north of the Island with increased accessibility following the draining of Le Braye du Valle. Pitched roof cottages of one and a half storeys typically front on to the road and are more open in aspect than earlier buildings, being bounded by low local grey/blue stone walls.

VII.30 Areas of twentieth century development, including bungalows and two storey pitched roof dwellings, provide links between older clusters of buildings and, in the case of La Hougue du Moulin, are a prominent feature. These areas include important roadside boundaries and provide a valuable opportunity for future enhancement of the Conservation Area.

VII.31 Designation of Bordeaux as a Conservation Area conserves historic and architectural elements which play a key role in explaining the development, character and appearance of this part of Guernsey. Clusters of development, the relationships between buildings and the lanes which wind between them, the transition between areas enclosed by buildings and traditional boundaries and areas of open space and the use of materials typical to, and in the case of stone quarried in, the north of the Island, lend a particular and special quality to the area.

Reason for Designation

VII.32 Designation of Bordeaux as a Conservation Area conserves the historic and architectural character and appearance of the area. Clusters of development at Bordeaux Harbour and in the vicinity of the Vale Mill are complemented by wide vistas across open land. Along with cottages built in association with the quarrying industry of the nineteenth century, these elements play a key role in explaining the spatial development of this part

of Guernsey. The relationship of buildings with one another and with the lanes which wind between them, the transition between areas enclosed by buildings and traditional boundaries and areas of open space and the use of materials typical to the north of the Island, provide a particular and special interest to the area so that it is desirable to preserve or enhance its character and appearance as described above.

5. Les Mielles, Vale

Summary of Special Interest

VII.33 This is a generally low-lying landscape with occasional rises in level across rock outcrops, often in the vicinity of former stone quarries. L'Ancrese Common, a dune landscape, stands adjacent. Le Marais Douit runs through the western part of the Conservation Area. These features provided the initial focus for the location of historic development related to farming and stone extraction.

VII.34 L'Ancrese Common plays an important role as open space for the setting of the Conservation Area and is important to its character, in particular the setting of buildings on Les Mielles Road. The relationship between historic settlements and the use of the common for agricultural purposes remains evident with former farmhouses and outbuildings, some of mediaeval origin, fronting towards the common land. Older buildings were located so as to take advantage of the shelter provided by rock outcrops. Construction materials are relatively uniform throughout the Conservation Area, predominantly comprising local grey/blue stone walls and slate or clay pan-tile roofs. Low roadside walls are common, constructed of local stone.

VII.35 Several settlements were present in 1787. These were most likely farming communities which made use of adjacent common land and streams which run through the low-lying landscape. In these areas traditional pitched roof farmhouses and cottages, frequently of one and a half and two storeys and of traditional materials, cluster in winding roads strongly enclosed by stone walls, hedgerows and trees. The varied orientation of, and the spatial relationship between, buildings adds to the sense of enclosure.

VII.36 The current development pattern, the character of which is predominantly residential, was generally in place by 1898. Nineteenth century development was largely undertaken in association with the quarrying industry which became more prevalent in the north of the Island with increased accessibility following the draining of the Braye du Valle. Grand, often two and a half storey, pitched roof houses and smaller workers' cottages typically front on to the road and are, due to their orientation and low roadside boundaries,

more open in aspect. Roadside walls are formal in appearance, often rendered and sometimes with railings at the larger dwellings, but more often bare grey/blue stone with stone or brick copings at the cottages.

VII.37 Areas of twentieth century development, often bungalows, provide links between older clusters of buildings. These include important roadside boundaries and provide a valuable opportunity for future enhancement of the Conservation Area.

VII.38 Designation of Les Mielles as a Conservation Area facilitates conservation and enhancement of surviving spatial and architectural evidence of historical associations with farming and the use of common land, the quarrying industry and commercial vineries and the role played by Le Marais Douit. Clusters of development, the relationships between buildings, highways and open spaces, most strikingly L'Ancrese Common, and the use of materials typical to the north of Guernsey, contribute to the special character of the area.

Reason for Designation

VII.39 Surviving spatial and architectural evidence of historical associations with farming and the use of common land, the quarrying industry and commercial vineries and the role played by Le Marais stream are important in explaining the development of Les Mielles and warrant its designation as a Conservation Area. Clusters of development of varying age, situated in the narrow winding lanes and flanking larger roads, are interspersed with open areas formed by fields, quarries and, most strikingly, by L'Ancrese Common. These relationships and the use of materials typical to the north of Guernsey lend a special interest to the area so that it is desirable to preserve or enhance its character and appearance as described above.

6. Les Rouvets, Vale

Summary of Special Interest

VII.40 Les Rouvets Conservation Area stands in the shelter of higher ground which slopes downward toward the north. The road winds between buildings the boundaries of which, along with many mature trees, give a strong sense of enclosure differing from surrounding land.

VII.41 The Conservation Area is focused around a farming settlement dating from before 1787. It is likely that this community relied on a water source to the north and may have had associations with an ancient chapel and feudal court seat to the east. The current

development pattern was largely in place by 1898.

VII.42 The character of the area is predominantly residential. Traditional pitched roof farmhouses, two storeys high, and outbuildings are a prominent feature. Building materials are typically local stone and/or rendered stone, slate or clay pan-tile. Of particular note is the enclosed character of the cluster of buildings through which Les Rouvets Road winds. Enclosure is primarily given by mature trees and shrubs both within properties and lining their boundaries. Many of the older dwellings are orientated at an angle to the highway, and several abut it. Along with some high stone walls this adds to the sense of enclosure. These elements have a notable influence on the setting of the area, have a strong visual impact on character and have resulted in the opening up of different views as one navigates bends in the roads.

Reason for Designation

VII.43 Buildings, property boundaries and other historic features remain at Les Rouvets, providing important spatial and architectural links with the area's agricultural past. Grand farmsteads and smaller cottages range in age and flank the roadsides, orientated at a variety of angles to the highway. A valuable contribution is made to the character of the area by the level of roadside enclosure provided by walls, earth banks, trees and hedgerows interspersed with occasional small fields, also strongly enclosed but affording views of buildings and important to their setting. Materials typical to the north of Guernsey lend a special interest to the area so that it is desirable to preserve or enhance its character and appearance as described above. Despite the Conservation Area being small in size, these elements are considered to be of sufficient importance to justify designation of Les Rouvets.

7. Pleinheume, Vale

Summary of Special Interest

VII.44 The Conservation Area at Pleinheume stands on the sheltered eastern slope of an area of relatively high ground to the south of low-lying coastal wetlands, extending southward to a further area of low ground and a douit. Pleinheume Road winds southward through the area and narrow lanes branch off to east and west.

VII.45 This Conservation Area comprises two clusters of development at the northern and southern extremities. The northern is earlier in origin, several buildings dating from before 1787. The southern cluster was present by 1898. Water courses run to north and south and will have provided sources of water to farmsteads. The number of buildings increased in the

nineteenth century, particularly in the south, to support quarrying in the area, and a mill, smithy and school were constructed. Growth continued into the twentieth century with the introduction of vineries as that industry took over from stone extraction.

VII.46 The character of the area is predominantly residential but some remnants of other uses remain. Buildings have pitched roofs, are often one and a half to two and a half storeys in height and are typically of grey/blue stone and/or rendered stone, slate or clay pan-tile. Historic stone walls are a prominent feature. Quarrying has had a particularly notable influence on architecture and on the setting of the area. Fields with scattered cottages link the two clusters of development providing valuable open space. Enclosure is given by, often high, roadside stone walls, earth banks and hedges. These have a strong visual impact on character resulting in the opening up of different views as one navigates bends in the roads.

Reason for Designation

VII.47 Clusters of buildings present at Pleinheume represent a chronology of the economic development of the area, from early farming to nineteenth century quarrying and to the twentieth century horticultural industry. Architecture, property boundaries and other historic features provide important links with the past and changes in the level of enclosure allow views to open and close as one travels through the area. Designation as a Conservation Area preserves the special interest of this historic pattern of development so that it is desirable to preserve or enhance its character and appearance as described above.

8. Castel Church, Castel

Summary of Special Interest

VII.48 The Castel Church Conservation Area is located at the top of a moderately sloping escarpment leading from the lower parishes (St Sampson, the Vale and parts of Castel) to the north. It is approximately 70m above the lower parishes. Therefore, from many locations within the Conservation Area, spectacular views are available northwards over the lower parishes and beyond to other Channel Islands and the coast of France.

VII.49 The Church of St Mary is a prominent building located at the heart of the Conservation Area. It is visible in many short range views and is also an island wide landmark as its spire can be seen in numerous long range views from the lower and higher parishes. The church is also a building of outstanding architectural and historic interest.

VII.50 This Conservation Area includes many open spaces, contributions to character being made by the churchyard and by smaller green spaces to the east. Many of the roads and lanes within the Conservation Area are enclosed by earth banks with mature vegetation and the streetscape is often visually enlivened by buildings being set back in generous front gardens that have an abundance of vegetation.

VII.51 High boundary walls throughout the Conservation Area have a strong visual impact on character and many views are dominated by this. These historic stone walls are also often indicative of past uses and this is important in character terms.

VII.52 The architecture and open spaces of the entire Conservation Area are an integral part of the special interest. The collection of fine vernacular buildings and the church are visually significant.

Reason for Designation

VII.53 The Castel Church Conservation Area has high historic interest having grown up around an ancient place of worship which then developed into the outstanding mediaeval church of St. Mary with its attendant internationally important menhir statue, the cemetery and the former Sunday School. The church, which is of outstanding architectural quality, visually dominates the Conservation Area and its spire can be seen from many areas in the lower and upper parishes.

VII.54 The area displays a high quality environment of predominantly residential development which contains many buildings of a domestic scale and fine architectural quality that combine with the boundary walls and mature vegetation to contribute to the particular special interest of the Conservation Area so that it is desirable to preserve or enhance its character and appearance as described above. Remnants of the horticultural industry continue to contribute to character through provision of open green spaces where glass has been cleared.

9. Le Villocq, Castel

Summary of Special Interest

VII.55 Stone and rendered two storey mediaeval farmhouses of high architectural quality are clustered around the douit and along the sinuous, narrow Le Villocq Lane, behind stone walls. Later nineteenth century one and a half storey granite houses lie on the busy Route de Cobo and form an attractive edge to the Conservation Area. A number of twentieth

century rendered buildings complete the area. Slate roofs unify the buildings.

VII.56 Le Villocq douit runs along a narrow paved channel with a raised footpath, both on the line indicated on the Duke of Richmond Map of 1787; the pump was added in 1840 and the abreveur in 1892. The latter provided watering for animals. Water remains the focus of the Conservation Area.

VII.57 Rue du Candie, a green lane (an ancient footpath), is sinuous and enclosed by walls at its western end and by earth banks at its eastern end. The earth banks support overhanging trees that enclose the path. At the eastern end the footpath is more open with views across fields to the north.

Reason for Designation

VII.58 This area is designated as a Conservation Area to conserve the historic and architectural character and appearance of the area. The use of traditional materials and the traditional style and scale of the mediaeval to nineteenth century buildings attractively arranged along the roads behind roadside boundaries represents the particular character of this Conservation Area. This, when coupled with the man-made features on and around Le Villocq douit and the relationship to the historic farmland in the area including Rue du Candie, complete the special interest of the area and represent its history so that it is desirable to preserve or enhance its character and appearance as described above.

10. Les Effards, Castel

Summary of Special Interest

VII.59 This Conservation Area displays an attractive rural and agricultural character with notable sweeping and open views of fields, pastures and valleys. The main road through the Conservation Area frames views of this rural character and adds further definition and emphasis to it. Historic map regression gives an important overview of the special character of this Conservation Area and highlights the traditional buildings and ancient open fields and boundaries.

VII.60 The character of the buildings throughout the Conservation Area is generally of good quality traditional type and style. Many of the buildings display a pleasing mixture of local stone and render, slate and clay pan-tile.

VII.61 Boundary walls throughout the Conservation Area have a very strong visual impact

on character and are intrinsic to that character. Many views throughout the Conservation Area are dominated by the presence of walls. These historic walls are also often indicative of past uses and this is important in character terms.

VII.62 The tight grouping of clusters of buildings is an essential characteristic of the area and there are many features, such as the extensive use of local stone and its varied practical and decorative uses, which make this area important.

Reason for Designation

VII.63 Les Effards Conservation Area includes many traditional historic buildings and farmsteads which, added to its location in a rural setting, defines its particular special interest so that it is desirable to preserve or enhance its character and appearance as described above.

VII.64 The tight grouping of clusters of buildings and the many high stone walls are essential characteristics of this Conservation Area.

11. King's Mills, Castel

Summary of Special Interest

VII.65 King's Mills lies at the foot of an escarpment at the confluence of Fauxquets and Talbot Valleys, both of which carry streams that accommodated a series of water mills and assured settlers of a constant water supply and source of income, complementing neighbouring farms. The site of the present water pumping station was formerly occupied by a mill driven by a large water wheel and known as Le Grand Moulin du Roi, the derivation of the name King's Mills.

VII.66 This Conservation Area displays a strong and robust character as a settlement, evident on the Duke of Richmond Map of 1787 and strongly influenced by the presence of water. The mediaeval and later traditional character spills out from the core of the Conservation Area along the adjacent roads. Many of the buildings are of excellent historic and traditional quality and display a mixture of local stone and render, slate and clay pan-tile.

VII.67 Buildings are frequently in close proximity to the road and these, along with roadside walls, are primarily constructed of local stone and, throughout the Conservation Area, have a very strong visual impact on character and are intrinsic to that character.

Many views throughout the Conservation Area are dominated by these buildings and walls which are often indicative of past uses and this is important in character terms. In places walls are of substantial construction, especially the high walls on King's Mills Road, at its junction with La Sauvarinerie and along Rue d'Enfer. The tight grouping and clustering of the buildings and their relationship to each other are essential characteristics of the area.

VII.68 There are a great many features which make this area so important, including a number of cobbled gutters, stone kerbs, gate pillars, infilled doorways and pigeonnières. The extensive use of local stone and its varied practical and decorative uses, for example, the contrast between the galletted facade of 'Wisteria' and the smooth ashlar facade of 'Orange Lodge', is also of importance.

VII.69 The western part of this Conservation Area is characterised by mainly vernacular buildings interspersed with nineteenth century houses and cottages. There are some spectacular views out of the Conservation Area, in particular from Rue du Douit and Les Grands Moulins across fields and beyond to the sea, which contrast with the strong sense of enclosure in other parts of it created by high walls and buildings situated close to the road.

Reason for Designation

VII.70 King's Mills evolved from an early settlement and watermills system, Le Grand Moulin du Roi providing the derivation of the place name. It is a unique example in Guernsey of a settlement comprising of traditional buildings, farmhouses and former mills together with the culverting of streams. It also includes remnants of buildings and structures that supported the agriculture and horticulture industries and has an outstanding traditional environment which has been little altered with a character derived from the traditional buildings, prominent roadside walls and the relationship of the buildings to the roads and to one another. Few buildings have been introduced to the Conservation Area during the twentieth century. The area has outstanding traditional, architectural and historic special interest so that it is desirable to preserve or enhance its character and appearance as described above.

12. Les Prevosts, St Saviour

Summary of Special Interest

VII.71 This Conservation Area is dominated by the open landscape both within it and as its setting. It has three character areas, which form part of the whole.

VII.72 Les Prevosts is located in the eastern part of the Conservation Area and is principally centred around three highways, Les Prevosts Road, Rue des Prevosts and Rue des Caches. It forms part of an agricultural plateau settled from at least the Iron Age with the area within the Conservation Area characterised by historic former farmsteads and large houses, mostly local stone, set along or back from the roads and lanes. The area's character remains essentially little changed since the eighteenth century.

VII.73 At Les Prevosts a sense of openness is created as many roadside walls and boundaries are low, allowing facades, forecourts and front gardens to be clearly visible. This is in contrast to the high stone roadside walls that occur at intervals, screening other parts from view and forming a strong sense of enclosure to the road. Other boundaries are formed by low earth banks, or hedge-topped earth banks on top of walls, particularly on field boundaries and edging open gardens.

VII.74 St Saviour's Church stands within the western part of the Conservation Area. Characterised by steep wooded stream valley sides dropping down from the agricultural plateau with the landmark Church of St Sauveur de l'Épine perched on the edge of the scarp, which is visible for miles around, this area forms part of the heart of the Parish. Settled since at least Norman times, the mediaeval and later buildings hug the slopes of the valley behind granite walls and earth banks.

VII.75 The area around the church contains many historic former farmsteads and houses, mostly local stone or rendered and set within their own grounds. Names including rectory, 'terre', 'église' and 'grange' in the vicinity indicate the influence of the church, with other ancient landholdings reflected in road names such as La Rue des Comtes.

VII.76 Trees within and adjacent to this part of the Conservation Area are important to the character of the area often creating enclosure to the roads.

VII.77 The area linking the character areas of Les Prevosts, to the east and St Saviour's Church, to the west, is characterised by a planned landscape created to form archery butts in the mediaeval period for the St Saviour's Militia involving realignment of field boundaries and widening and straightening of the road. The late nineteenth/early twentieth century planting of a row of Monterey Pines on either side of the road has led to the distinctive avenue along Les Buttes.

Reason for Designation

VII.78 This Conservation Area is characterised by its rural setting and the open rural

character of spaces within it. The two groups of primarily detached farmhouses, one focused around the church, are linked by the ancient archery ground with its dramatic avenue of Monterey Pines. Built along the roads, the buildings and structures are constructed using pale grey local stone and light coloured render under slate or clay pan-tile roofs. The traditional style of the buildings and their relationship with the roads, one another and open space is of particular special interest so that it is desirable to preserve or enhance its character and appearance as described above. Stone walls and banks with hedges form the boundaries, with roadside boundaries of differing heights giving a sense of openness where these are low and enclosure in other locations where boundaries are high.

VII.79 This anciently settled area dates to at least the Iron Age. Little altered by modern development the Conservation Area is focused around the need of early settlements to be located close to water and the availability of land for food production.

13. St Apolline, St Saviour

Summary of Special Interest

VII.80 The setting of this Conservation Area is a rolling landscape which is important to its character. Buildings are orientated to face the road, often set back by only a short distance, forming a dominant linear pattern of development for the length of the Conservation Area which has a strong historic context, mostly created by the use of traditional stone in buildings and walls. It has a visual character however this is diminished by the dominance of the road which runs through it.

VII.81 The proximity to the coast and the landscape setting is also an influence on character and views of the landscape and coast beyond the built form and Conservation Area are important. Historic buildings and lanes within the Conservation Area are often “framed” by views, in particular at Le Mont Saint, of the sea and coast.

VII.82 There are many open fields within the Conservation Area and views beyond its boundaries from within it. Historic and traditional buildings front the roads or sometimes form clusters of buildings. All sides of some buildings are sometimes seen due to the aspects afforded by the dramatic landscape.

VII.83 This area has a very attractive sixteenth, seventeenth, eighteenth and nineteenth century character. The stone, clay pan-tiles or slate used in construction of many of the core buildings throughout the Conservation Area gives a historic and traditional feel to the settlement. Small lanes and main roads into and out of the Conservation Area are little

changed from the mediaeval road pattern.

VII.84 Throughout the Conservation Area, the relationship between buildings, earth banks, walls and open spaces (both domestic and agricultural) is important to its character. The grain of settlement, which is likely to have been influenced by the fourteenth century St Apolline's Chapel, is largely unchanged since the sixteenth century.

Reason for Designation

VII.85 St Apolline Conservation Area evolved from a mediaeval settlement and developed to support the agriculture and horticulture industries. It has high historic special interest. The Conservation Area has high special architectural interest due to its location with views to the west coast and landscape beyond the Conservation Area boundaries. It provides a collection of outstanding historic buildings, especially St Apolline's Chapel, and the relationship of buildings to the road system and to one another is important so that it is desirable to preserve or enhance its character and appearance as described above.

14. St Pierre du Bois Church, St Pierre du Bois

Summary of Special Interest

VII.86 This Conservation Area is centered on the ancient church of St Pierre du Bois which is surrounded by a group of historic buildings in an historic enclave. This Conservation Area extends beyond the mediaeval enclave to include a mix of dispersed mediaeval, post-mediaeval and other eighteenth century and Victorian development along Les Buttes, Rue de Brehaut, Rue de l'Eglise, La Vallée, Les Raies, Rue des Fontenils and other roads.

VII.87 To the east of the Conservation Area sits a cluster of mixed use development, including shops and services, which grew up in support of the older development associated with the church. The relationship between these clusters remains strong although many of the buildings and the pattern of development of the mixed use area are not of sufficient interest to merit inclusion within the Conservation Area.

VII.88 The strong landscape quality visible across valleys and lanes from within the Conservation Area is characteristic and notable.

VII.89 Around the church, the relationship between buildings, stone walls and open spaces (both domestic and agricultural) and topography is notable. The 'grain' of settlement is largely unchanged since the sixteenth century.

VII.90 Walls and banks throughout the Conservation Area have a strong visual impact on character and many views throughout the Conservation Area are dominated by this. These walls and earth banks (whether historic or contemporary) are often indicative of past uses and this is important in character terms. In places these walls are massive constructions, especially around the church, at Buttes House, Les Buttes and around the junction of Rue des Brehauts and Les Raies.

VII.91 The stone used in the construction of many of the core buildings throughout the Conservation Area is distinctive to its character. Small lanes leading into and out of the Conservation Area are little changed from the mediaeval road pattern. The remainder of the development within the area is spread out more on the upper plateau and in the valleys. Building materials are consistently of rendered or dressed stone with clay pan-tile or slate roofs.

Reason for Designation

VII.92 St Pierre du Bois Church Conservation Area is notable due to its unusual church and associated historic cluster of development, the relationship of buildings and landscape and the roads and lanes winding along valleys. There are also some fine individual mediaeval and post-mediaeval buildings and other buildings of architectural quality which combine with high boundary walls and mature vegetation to create a high quality environment of special interest so that it is desirable to preserve or enhance its character and appearance as described above.

15. Les Jehans, Torteval & St Pierre du Bois

Summary of Special Interest

VII.93 This Conservation Area comprises a stretch of development following the lane with a smaller outlying cluster to the south east, all located on the sheltered side of a small valley which runs northward from the higher plateau of land adjacent to Guernsey's south coast cliffs. A stream runs along the valley bottom to the east of the buildings and will have provided a water source for historic farmsteads.

VII.94 The character of the area is residential but some remnants of other uses, chiefly agriculture, remain. Much of the settlement is shown on the Duke of Richmond Map of 1787 although some later infill development exists, primarily dating from the nineteenth century.

VII.95 Buildings are typically one and a half to two storeys high with pitched roofs and are constructed of local stone and some render with slate or clay pan-tile roofs. Historic stone walls and traditional earth banks and hedges are a prominent feature giving enclosure to the roadside. These have a strong visual impact on character and are particularly notable on those roadsides which edge higher land. Where the road is bordered by lower land the boundaries are lower and provide more open views across the valley. Fields flank the stream for much of its length and these provide an important open feel to the lower lying parts of the Conservation Area, enhancing its rural aspect and underlying links to the historical agricultural use of the land.

VII.96 The relationship between built development and the open valley landscape with a water source, originally important to the functioning of the settlement, is key to the essence of Les Jehans. The pattern of development has changed little since the end of the eighteenth century.

Reason for designation

VII.97 Les Jehans is an example of rural farmstead development in a valley setting. The relationship between built development and the open valley landscape with a water source which was originally important to the functioning of the settlement is key to the essence of the area. The pattern of development has changed little since the end of the eighteenth century and historic evidence remains in the form of buildings, boundaries and other features.

16. Les Bruliaux, St Pierre du Bois & Forest

Summary of Special Interest

VII.98 This Conservation Area comprises a small cluster of development located on the flat, elevated plateau above Guernsey's south coast cliffs. Streams run southward in close proximity to the settlement, down small valleys carved into the cliffs. It is probable that these provided a water source for historic farmsteads.

VII.99 The character of the area is residential but some remnants of the original agricultural settlement remain, much dating from before 1787, as evidenced by the Duke of Richmond Map, although significant nineteenth century remodeling of and extension to farmhouses took place along with construction of several other houses and cottages at that time.

VII.100 Buildings are one and a half to two storeys in height and materials are typically stone and/or render, slate or clay pan-tile. Traditional timber-framed lean-to vinehouses are a feature on the southern side of several buildings. Historic stone walls and traditional earth banks are characteristic and give enclosure to the roadside. These have a strong visual impact on character. Fields give an important open feel to the Conservation Area, enhancing its rural aspect and emphasising the historical agricultural use of the land. Gateways provide open views across the land. Bends in the roads are prominent and open up views within the Conservation Area.

VII.101 The special interest of this Conservation Area is due to the relationships of buildings with open spaces, how the buildings define areas and spaces and the relationship with the road which winds between them so that it is desirable to preserve or enhance its character and appearance as described above. This is an important example of a cliff top settlement located on high ground in close proximity to the Island's south coast where traditional earth banks and formal stone walls give strong enclosure and have a significant impact on character and where open areas provide views of historic development.

Reason for Designation

VII.102 The cluster of buildings and spaces at Les Bruliaux are designated as a Conservation Area due to the special relationships of buildings with open spaces and with the road which winds between them. This is an important example of a cliff top settlement, located on high ground in close proximity to the Island's south coast, where traditional earth banks and formal stone boundaries give strong enclosure and have a significant impact on character and where open areas provide views of historic development.

17. Les Marchez, St Pierre du Bois & Forest

Summary of Special Interest

VII.103 Les Marchez Conservation Area comprises a cluster of development lining the sheltered sides of a small stream valley to the north of the flat, elevated plateau above Guernsey's south coast cliffs. A network of narrow lanes winds through the Conservation Area, running parallel to, and crossing, the stream valley. This stream will have provided a water source for historic farms and the presence of historic abreveurs indicates the importance of the stream to the settlement.

VII.104 The majority of buildings within the Conservation Area are shown on the Duke of Richmond Map of 1787, however some nineteenth century infill development, alterations

and extensions occurred and several buildings remain from that period. Older dwellings were often constructed to align with contours and many face on to the highway, toward the valley.

VII.105 The character of the area is residential but some remnants of the original agricultural settlement remain. Buildings typically have pitched roofs and are of one and a half or two storeys. Materials are typically stone and/or render with slate or clay pan-tile roofs. Historic stone walls and traditional earth banks are characteristic boundary treatments. Fields flank the stream for much of its length and these provide an important open feel to the Conservation Area, enhancing its rural aspect and emphasising the historical agricultural use of the land. Enclosure is given by stone walls, earth banks and hedges. These have a strong visual impact on character and are particularly notable on the roadsides. Field gateways provide open views across the valley.

VII.106 The relationship between built development and the open valley landscape with a water source, which was originally important to the functioning of the settlement, is key to the essence of Les Marchez and provides an example of rural farmstead development in a valley setting.

Reason for Designation

VII.107 Les Marchez provides a fine example of rural farmstead development in a valley setting. The relationship between built development and the open valley landscape with a water source which was originally important to the functioning of the settlement is key to the special interest of the area so that it is desirable to preserve or enhance its character and appearance as described above. The field pattern has changed little since the end of the eighteenth century and much historic evidence remains in the form of buildings, boundaries and other features. Enclosure has a strong visual impact on character, particularly notable on the roadsides, and field gateways provide open views across the valley.

18. Torteval Church, Torteval

Summary of Special Interest

VII.108 This Conservation Area has a strong historic and traditional visual impact. The visual impact of the church is very high and there are wide views of this and other historic and traditional buildings throughout the area. The Conservation Area is characterised by sixteenth, seventeenth, eighteenth and nineteenth century buildings.

VII.109 There are many open fields throughout the Conservation Area which provide open character and allow spectacular views of the church and clusters of historic buildings across the valleys. The open landscape areas within the Conservation Area and the rural character of the setting dominate the character of the area.

VII.110 Around the Church, the relationship between buildings, walls and open spaces (both domestic and agricultural) is of particularly special interest. The pattern or 'grain' of settlement is largely unchanged since the sixteenth century.

VII.111 Walls throughout the Conservation Area have a strong visual impact on character and many views are dominated by this. These historic stone walls are also often indicative of past uses and this is important in character terms.

VII.112 Most of the buildings in the Conservation Area help to shape its character, although the extent to which their contribution is considered as positive depends not just on their street elevations, but also on their impacts in three dimensions. This is especially important in this Conservation Area as there are wide views which often take in the backs or sides of buildings.

Reason for Designation

VII.113 The strong historical and architectural visual impact and the fine and prominent church provide a special historic and architectural interest in this Conservation Area so that it is desirable to preserve or enhance its character and appearance as described above. The architectural interest is enhanced by the small, twisting and steeply rising and falling lanes and views offered of historic and traditional buildings across large open areas.

19. Forest Church, Forest

Summary of Special Interest

VII.114 The most notable special interest of this Conservation Area is the strong historic and visual impact of the church and the small enclave of historic buildings around it. The use of stone for buildings and walls adds particularly to the character of this part of the Conservation Area. The relationship between the road and buildings and between the buildings and the church is particularly relevant. The built form dominates the road form in this location with buildings grouped so that the road appears to wind between them.

VII.115 The character of the development along the main road in the north of the

Conservation Area is quite different from the character along the rural lanes to the south.

VII.116 This Conservation Area sits on a high plateau and is somewhat dominated by the main road but nonetheless is defined by traditional stone buildings and views of the church which contribute to the overall character. The other high plateau areas to the south of the church afford views of open land and surrounding countryside.

VII.117 Walls throughout the Conservation Area have a strong visual impact on character and many views throughout the Conservation Area are dominated by them. These historic stone walls are also often indicative of past uses and this is important in character terms. The high stone wall around Le Bourg de Haut is particularly dominant.

Reason for Designation

VII.118 Forest Church Conservation Area is prominently located on a “gateway” near the airport and on a main route to St Peter Port. Its special interest is defined by the traditional and historic buildings which in many locations have a particularly strong and robust relationship with the roads, and by its dominant church and the cluster of buildings surrounding it so that it is desirable to preserve or enhance its character and appearance as described above. Winding rural lanes and footpaths lead out of the Conservation Area to the south and south east and this particularly contrasts with the development form along the main road in the north of the Conservation Area. Walls throughout the Conservation Area have a strong visual impact and contribute to character.

20. Le Chene, Forest

Summary of Special Interest

VII.119 The north east part of this Conservation Area is visually dominated by the main road. Some buildings are set back from the road frontage and are situated within gardens providing a space about the buildings and contributing positively to the character of the Conservation Area. The houses are mainly of eighteenth or nineteenth century character, with some notable examples displaying an earlier architectural character.

VII.120 The character of the Conservation Area quickly changes along Forval Lane, a green lane (an ancient footpath), which has a strong rural character. It is quite narrow and steep in places and runs downward out of the Conservation Area leading to fields and open space, with strong historic links to the Conservation Area.

VII.121 There is further change between buildings fronting the main road and the character of the Conservation Area along Rue des Monts. The pervading character here is rural with a strong interest created by the use of natural materials and local stone in walls and buildings.

VII.122 This area sits on a high plateau and commands fine views from the Conservation Area to the east and the south.

VII.123 Walls throughout the Conservation Area have a strong visual impact on character and many views throughout the Conservation Area are dominated by this. These historic stone walls are also often indicative of past uses and this is important in character terms.

VII.124 The particular interest of the Conservation Area is formed by the historic and traditional buildings and the boundary walls.

Reason for Designation

VII.125 Le Chene Conservation Area comprises many fine traditional and historic buildings the setting of which is enhanced by views over open land and the rural setting and which form its special interest so that it is desirable to preserve or enhance its character and appearance as described above. Winding rural lanes and footpaths lead out of the Conservation Area, particularly to the south, in contrast to the road-dominated north east part of the Conservation Area.

21. Le Variouf, Forest

Summary of Special Interest

VII.126 Le Variouf is a small cluster of buildings close to Petit Bôt valley, set within a hollow in the landscape accessed by narrow lanes. The combination of pre-nineteenth century buildings located respecting the topography, hugging the hollow and roads, with formal gardens and the natural setting of Petit Bôt valley, provides a strong character.

VII.127 Small mediaeval and pre-nineteenth century former farmhouses and farm cottages make the most of the valley landscape forming a compact hamlet which maintains its relationship with its landscape. Buildings occupy the slopes of the valley, benefitting from natural water springs and shelter from the wind. The relationship between the road and buildings is particularly relevant. The built form defines the area with the road appearing to wind between buildings.

VII.128 Set closely together the buildings make the most of the available flattest land so that the building form is not uniform.

VII.129 Buildings are typically of local stone, sometimes rendered, and of one or two storeys with slate or clay pan-tile roofs. The slope of the road gives variation to roof, dormer and chimney heights. Small door and window openings add to the traditional appearance of the buildings. Gardens are generally enclosed by low stone walls. The visual access to front gardens and the use of earth banks and hedges as roadside boundaries forms part of the particular character of this area.

Reason for Designation

VII.130 This area is designated as a Conservation Area because of its special historic and architectural interest so that it is desirable to preserve or enhance its character and appearance as described above. The traditional and historic buildings and their scale have a strong relationship with the topography and are not dominated by the road in terms of their layout or their relationship to it. Roadside boundaries of buildings are generally low giving visual access to front gardens. The use of hedges and earth banks as roadside boundaries also contributes to character.

22. St Martin's Church and Sausmarez Manor, St Martin

Summary of Special Interest

VII.131 St Martin's Church and Sausmarez Manor Conservation Area occupies high land at the eastern end of the plateau above Guernsey's southern cliffs. Stream valleys run north and east from the church and via the grounds of Sausmarez Manor then through Les Hubits. These streams will have provided a source of water and so the origin of historic settlements.

VII.132 The Conservation Area contains several clusters of buildings which pre-date the Duke of Richmond Map of 1787. Primary of these is development which built up around the thirteenth century Church of St Martin de la Bellouse which occupies a site of earlier pagan worship of which La Gran' Mere du Chimquiere, a statue menhir, is a relic. This is an important neolithic site which has strong associations with water, two springs issuing from beneath the church. The majority occupies a dip in the landscape adjacent to, but not prominent from, the main part of St Martin's Local Centre to the south and west, the latter area being the focus of the remainder of this pre-nineteenth century settlement.

VII.133 Sausmarez Manor has its origins in the late twelfth or early thirteenth century. It

stands in the southern part of the Conservation Area amid large grounds. Its associated mill was present at Les Camps by 1787. A third area of development dating from this time is clustered around a stream at Les Hubits, to the north of Sausmarez Manor.

VII.134 By 1898 development within the Conservation Area had taken the pattern that is visible today – a largely linear form linking the La Bellieuse with Les Camps and Sausmarez Manor with Les Hubits. Surrounding land was agricultural in use and this has continued largely unchanged into present times.

VII.135 In the older areas of development, in particular around the church, the relationship between buildings (of exposed local stone and render with slate or clay pan-tile roofs), earth banks, walls and open spaces, coupled with a strong sense of enclosure, is of significance. The power and influence of water is highly evident and links to the history of the church are important. The large ancient drains, abreveurs and cobbled gutters contribute considerably to character. The visual impact of Sausmarez Manor and its grand gates and tall trees is very high as one approaches from the direction of St Peter Port.

VII.136 The attractive and characteristic nineteenth century ribbon development which stretches along La Grande Rue, Les Camps and La Route de Sausmarez is of more regular, formal stone or painted render and is more open, often standing behind low stone walls. Along with workers cottages this represents part of the Victorian boom in good quality suburban ‘villas’. Many of the buildings along the latter road are substantial and architecturally grand, contrasting strongly with the mediaeval areas around the church and with the open fields. Most of the buildings in the Conservation Area help to shape its character and are of historic value.

VII.137 Walls and stone posts throughout the Conservation Area have a strong visual impact on character and dominate many views throughout the Conservation Area. There is a particularly high and noteworthy stone wall around the church and La Bellieuse which is highly visually prominent when approaching from the north. These historic stone walls and posts are also often indicative of past uses and make a contribution to character.

VII.138 Characteristic views of St Martin’s Church and of Sausmarez Manor can be obtained from within the Conservation Area though distant views are fewer due to changes in topography and the presence of vegetation. There are many open fields along narrow lanes, generally to the rear of development, and this feeling of rural character is strong.

Reason for Designation

VII.139 St Martin's Church and Sausmarez Manor Conservation Area provides an example of historic development originating around a mediaeval church and around streams as sources of water, as well as around the ancient Sausmarez Manor. The Conservation Area is of high historic special interest as it retains fine examples of dispersed mediaeval, post-mediaeval, planned eighteenth century and Victorian development that originated on a pre-eighteenth century settlement pattern and has coalesced due to nineteenth and twentieth century additions. The area contains many buildings of fine architectural quality which combine with stone boundary walls and mature vegetation to create a high quality environment with outstanding historic interest so that it is desirable to preserve or enhance its character and appearance as described above.

23. Saints Road, St Martin

Summary of Special Interest

VII.140 This Conservation Area has many fine, mainly domestic-scale, buildings scattered along small rural lanes with occasional views out to impressive undulating landscape or open space beyond.

VII.141 The proximity to the coast and fine landscape has a strong influence on character and has shaped the historic built landscape and adjacent natural landscape. Views of the open sea are plentiful as one moves through the Conservation Area and this has an influence on character. Views of historic buildings and lanes are often "framed" by views of the sea and coast beyond adding to the character of the Conservation Area.

VII.142 There are many open fields and fine views throughout the Conservation Area along small lanes with spectacular clusters of historic buildings. All sides of buildings can be seen from different angles due to the dramatic topography.

VII.143 This area displays a very attractive sixteenth, seventeenth, eighteenth and nineteenth century character throughout giving strong character to the Conservation Area. This is clear when looking at historic maps.

VII.144 Throughout the Conservation Area the relationship between buildings, earth banks, walls and open spaces (both domestic and agricultural) is of highest quality. The pattern and grain of settlement is largely unchanged since the sixteenth century and is exceptional.

Reason for Designation

VII.145 Saints Road Conservation Area evolved from an early settlement to support the horticultural industries that played an important part in Guernsey's economy in the eighteenth, nineteenth and twentieth centuries. Remnants of these industries are evident in the high boundary walls. Over the twentieth century the area has been adapted to include hotels that support the tourist industry as well as relatively small areas of new housing. The Conservation Area has high historic special interest.

VII.146 The area predominantly contains buildings of domestic scale. Although some of the twentieth century development detracts from the setting of the historic cores, many of the buildings have fine architectural quality, which combine with the topography, boundary walls, rural lanes, open fields and mature vegetation to create a very high quality environment with high architectural special interest so that it is desirable to preserve or enhance its character and appearance as described above.

24. St Andrew's Church, St Andrew

Summary of Special Interest

VII.147 St Andrew's Church Conservation Area is located at the head of a tributary arm of Talbot Valley. The area is characterised by linear development, principally along St Andrew's Road and Rue Frairies, as well as along the adjacent lanes of Rue de la Boullerie and Rue des Bailleuls. St Andrew's Church is at the centre of the Conservation Area and is located at the base of the valley with development running up the east and west slopes. A stream runs down the valley which would have provided a source of water and was associated with the religious origin of the settlement as it was thought to have healing powers.

VII.148 The Conservation Area shows a number of phases of development based on a network of roads and lanes that has changed little over the last 200 years. The Duke of Richmond Map of 1787 shows a linear cluster of development along St Andrew's Road with the church as the central building, together with a linear cluster of buildings along Rue des Bailleuls.

VII.149 By 1898 new development had occurred at Four Cabot, which would have supported the small quarries in the area as well as the larger quarry and brickworks to the east. Also, new development occurred at Rue Frairies which supported horticulture and farming.

VII.150 The Conservation Area is defined by the combination of the topography, road alignment, boundaries – walls and earth banks of varying height and mature vegetation, including high hedges and trees – and the architectural style of the buildings that reflect the period during which they were built. The roads and lanes are predominantly enclosed by walls, earth banks and mature vegetation but in some locations enclosure is provided by the buildings. In places the trees overhang the roads and lanes, adding to the sense of enclosure.

VII.151 Open fields surround the Conservation Area, many of which are put to an agricultural use, and which provides a rural setting. However, in some locations this setting has been eroded by twentieth century ribbon and infill development. There are a number of fields, graveyards and other open spaces that contribute to the character of the area. Also, there are two green lanes (ancient footpaths) which are indicative of Guernsey's road network before road improvements in the eighteenth century.

VII.152 St Andrew's Church is the dominant building in the area and an iconic landmark building for the parish. However, because of its location at the base of the valley the spire of the church is only visible over short and limited medium range views.

VII.153 The Conservation Area is predominantly residential in use. The scale of the domestic buildings varies and includes modest single storey cottages, two storey houses, farmsteads (some have been sub-divided) and large villas set within substantial grounds. The predominant building materials are local stone, render, slate and clay pan-tile which provide a degree of unity throughout the area.

VII.154 The phases of development over the eighteenth and nineteenth centuries represent important events and industries that drove the economy of the Island, such as brewing cider, agriculture, quarrying and horticulture.

VII.155 The area has a high quality environment, formed by the combination of boundary treatment (walls, earth banks), mature vegetation and trees, open spaces, by a variety of types of residential and community buildings and a limited palette of materials which brings unity to the different periods and styles of architecture.

Reason for Designation

VII.156 Despite in some parts of the Conservation Area the setting having been eroded by twentieth century ribbon and infill development, the St Andrew's Church Conservation Area retains its special historic interest as a place of worship and a centre for the local

community. The religious associations have evolved over the centuries to the current parish Church of St Andrew's, which is a building of historic and architectural interest. There are also a number of other buildings in the Conservation Area with high special historic interest.

VII.157 Phases of development over the eighteenth and nineteenth centuries represent important events and industries that drove the economy of the Island, such as cider brewing, agriculture, quarrying and horticulture.

VII.158 The area includes numerous buildings of high special architectural interest which, in combination with boundary walls, earth banks and mature vegetation, combine to create a high quality built environment so that it is desirable to preserve or enhance its character and appearance as described above.

25. Les Blicqs, St Andrew

Summary of Special Interest

VII.159 Les Blicqs Conservation Area is located at the head of Fauxquets Valley. The area is characterised by linear development of farmsteads along Route des Blicqs, which runs north-south within the shallow, gently sloping valley. The Conservation Area is focused in the base of the valley with some development running up the north and south slopes of the valley sides. A stream runs down the valley and would have provided a source of water for the farmsteads.

VII.160 Some of the farmsteads retain their direct association with the surrounding agricultural fields and are working farms. Other properties are used solely for residential purposes and remain in single ownership. There is little distinction between the curtilage of the farmsteads and the agricultural fields, having the effect of integrating the built form with the surrounding rural character.

VII.161 The character of the area is defined by the combination of the topography, road alignment and low density development. The road and lanes are predominantly enclosed by stone boundary walls and earth banks of varying height and mature vegetation within or on property boundaries. Many trees overhang Route des Blicqs further enclosing the road. Some buildings provide enclosure because they are located directly on the edge of the road. The overall character is, therefore, a semi-rural linear settlement within a rural setting.

VII.162 The buildings have the character of traditional farmsteads, generally comprising a large farmhouse and associated barns. The buildings and barns have been well maintained and some have been modernised or converted to residential use. All of the buildings

and most associated buildings (e.g. barns) within the Conservation Area contribute to its character. The predominant building materials are local stone, slate and clay pan-tiles which provide a degree of unity throughout the area.

Reason for Designation

VII.163 Les Blicqs Conservation Area is unusual in that it contains a development pattern and linear group of buildings that are little changed from those shown on the Duke of Richmond Map of 1787. Few new buildings have been introduced to the area over the last 200 years resulting in an area and setting that has not been compromised by nineteenth and twentieth century development. It therefore represents one of the few surviving and uncompromised examples of a historic collection of farmsteads in Guernsey so that it is desirable to preserve or enhance its character and appearance as described above.

26. Delancey, St. Sampson

Summary of Special Interest

VII.164 Delancey Conservation Area is located on a hougue in the north of the Island with land gradually falling away to the north, west and east. Delancey Park forms a significant part of the Conservation Area and is elevated above lower surrounding land to the south. From this hougue spectacular views are available southwards over the eastern seaboard of the Island and Jersey beyond and eastward to Herm and Sark. The Park's trees, some protected, and several adjacent buildings are prominent in the northern landscape.

VII.165 The Conservation Area was the site of pre-historic settlement and man-made structures, principally within the area now occupied by Delancey Park. Many have been removed although evidence remains on the ground in the form of Delancey Passage Grave, a protected monument. The Duke of Richmond Map of 1787 shows former farmsteads, several of which remain in situ, with associated orchards. The historic road pattern of this time remains. The 1898 map provides evidence of the upsurge in stone quarrying and prevalence of greenhouses and associated residential development and support development, all typical of the northern part of Guernsey at that time. Dwellings and support services, including the Catholic Church, were present. Construction of the Delancey Schools commenced in the first decade of the 1900s and has continued into the twenty first century. Many of these buildings remain, along with remnants of the horticultural industry.

VII.166 Delancey Park has an interesting history and, as well as the archaeological interest, has been heavily fortified over the centuries. The eighteenth/nineteenth century barracks and battery were a consequence of the military excursions of the time. Delancey Battery, a

protected monument, was constructed about 1801 although was disused by 1898. In 1876-1878 an obelisk was erected to Admiral Lord James de Saumarez. This was later removed by the German Occupying Forces and only the plinth now remains in place. A number of fortifications were constructed during the German Occupation of Guernsey, 1940-1945. Many remain within the boundaries of Delancey Park with several present outside that area, on private property within the Conservation Area. The military fortifications represent significant events in the Island's history, visible in many locations. Delancey Park has accommodated a range of recreational uses since at least the late nineteenth century.

VII.167 There is a variety of built form evident throughout the Conservation Area. Unity of built form is visible in terraces and groups of workers' cottages and in the materials used in buildings (often rendered stone) and boundaries (frequently stone walls). There are a number of Victorian villas dispersed throughout the Conservation Area. There are some protected buildings in the Conservation Area and some buildings which are of traditional character but are not protected buildings. There is also a number of terraced Victorian/early twentieth century cottages which are not protected but of some interest. There are a number of boundary walls / banks in the Conservation Area which are of interest especially those around Delancey Park. Trees are also a distinctive feature of the eastern part of Robergerie, and there is an area of woodland behind buildings to the west of the junction of Mont Morin and Rue des Monts. In the eastern part of Robergerie, the trees, banks, boulder walls and traditional buildings maintain a strong historic setting.

Reason for Designation

VII.168 The Delancey Conservation Area has visible features which make the area interesting in terms of its lengthy and continued historic development since pre-historic times, representing every period and aspect of the Island's history. The settlement pattern is made up of scattered farmsteads and clusters of nineteenth century residential buildings, which followed the historic road pattern and 20th century clos development. The area has some buildings that have historic and/or architectural interest, most of which are included on the protected buildings list. There are also some other structures related to the fortification of the Island that have historic interest and many of which are included on the protected monuments list.

VII.169 The area is designated as a Conservation Area to conserve the historic and architectural character and appearance of the area. The use of traditional materials and the unity of built form in terraces and groups of workers' cottages and the scale of the villas and cottages attractively arranged along the roads, often behind roadside boundaries, along with the open space, hougue landscape and vistas of Delancey Park, represent the particular character of this Conservation Area.

Annex VIII Archaeological Assessment

Introduction

VIII.1 This annex offers advice about how to approach proposals for development where a site is known, or suspected, to be of archaeological importance.

VIII.2 Policy GP7: 'Archaeological Remains' of the Island Development Plan concerns archaeology.

Why the Island Development Plan seeks to protect archaeology

VIII.3 Archaeological remains provide evidence of past human activity in Guernsey and can be of great interest to Island residents and visitors. Archaeological sites form part of Guernsey's unique history and culture. Guernsey has a rich archaeological heritage with evidence of human settlement and activity from the 8th millennium BC. Significant remains within the Island include pre-historic landscapes, burial mounds, standing stones, Iron Age field systems, evidence of trade and settlement in the Roman era, mediaeval field systems, road patterns and the mediaeval town, fortifications, agricultural, domestic and ecclesiastical buildings, Georgian and Victorian town improvements and industrial activity. Few parts of the Island are likely to be free of archaeological interest.

VIII.4 The Island Development Plan will, where possible, give protection to the archaeological heritage of the Island which provides invaluable and irreplaceable information about the past. It is part of the shared heritage of the community and, in addition to its intrinsic interest, is an important resource for education, recreation and tourism as well as for the Island economy in general. Archaeological sites are vulnerable to damage, especially from groundwork during development and, once lost, cannot be replaced. It is therefore important that archaeological remains are recorded and protected, where possible, as part of the development process. However, development can also have a positive role to play in archaeology through, for example, fortuitously discovering artefacts previously undiscovered.

What forms do archaeological remains take?

VIII.5 Archaeological remains can take a number of forms. In some cases substantial standing structures survive, such as at Le Dehus, which is of international importance. Many archaeological structures are also protected monuments and are protected under the Land Planning and Development (Guernsey) Law, 2005. For development in relation

to a protected monument, Policy GP6: Protected Monuments will apply. In other cases, however, only vestigial remains of structures are evident, such as the mediaeval settlement at Albecq. The most problematic cases to deal with, however, are sites where there are no surviving structural remains or where there are only surviving landscape features. The waterlogged deposits showing evidence of early agricultural activity at La Grande Mare fall into this category.

VIII.6 The form of the remains requires specific responses in terms of evaluation and protection. As no two sites are the same, it follows that methods of evaluation and protection will vary from case to case.

What is the objective of archaeological protection?

VIII.7 The aim of Policy GP7: Archaeological Remains in the Island Development Plan is to, where possible, avoid damaging archaeological remains as a result of development. This involves balancing the impacts of the development with the importance and fragility of the archaeological remains. However, rarely will the presence or discovery of archaeological remains prevent development from occurring, as any negative effects can usually be appropriately mitigated. Only in exceptional cases where remains are of outstanding international importance and where unacceptable negative and damaging impacts cannot be mitigated, will the presence of archaeological remains prevent development that would otherwise be acceptable under the policies of the Island Development Plan.

VIII.8 The hidden nature of many archaeological remains can make it difficult to reconcile their protection with development programmes. It is important, therefore, that developers assess the archaeological implications of their proposals at an early stage and consider how negative effects can be avoided from the outset of the design and development process. In most cases mitigation, through the careful design of development, and investigation and recording of artefacts and/or through an archaeological watching brief (see below) during development, should provide adequate protection and preserve the remains on site. Although every effort will be made to ensure that remains are preserved on site, removal of remains may be acceptable in circumstances where the benefits of the development outweigh the importance of preserving the remains in situ. Sites of Special Significance can be designated on the basis of their archaeological interest. On discovery of areas of significant archaeological importance the Authority may choose to designate an area of outstanding archaeological interest as a Site of Special Significance and may do so through a Subject Plan or Local Planning Brief that will be the subject of a public inquiry. Where a site is designated as a Site of Special Significance, Policy GP2: Sites of Special Significance will apply.

Evaluation

VIII.9 It is the responsibility of the developer to demonstrate, as part of the planning application, the likely effect of the development on any archaeological interest within the site. Developers are therefore encouraged to assess the archaeological implications of their proposals at as early a stage as possible. There are several steps involved in this.

VIII.10 The first step is to find out whether the development of a particular site is likely to affect known archaeological remains. This can be tackled in a number of ways:

- The development site might be within a wider area of archaeological importance or be of archaeological importance in itself. A representative selection of such areas and sites known to date is set out in this Annex and identified on the location map (figure 1), although this should not be considered an exhaustive list. A more definitive list of sites of archaeological importance is provided by the Sites and Monuments Record which is compiled and maintained by the States of Guernsey Committee *for* Education, Sport and Culture. The Sites and Monuments Record is a live record that can be updated on the discovery of new findings and is available online on the Digimap Guernsey website (<http://maps.digimap.gg/AntiquitiesMap/>) or by contacting the States of Guernsey Committee **for** Education, Sport and Culture . This list should be referred to when considering any development which involves ground work;
- The site might be, or be in the vicinity of, a protected monument or a protected building. Information about this can be gathered from the protected monuments List and protected buildings List which are available on the Authority's website (www.gov.gg), at the Greffe and at the Planning Service offices;
- The site might be, or be in the vicinity of, a site suspected to be of archaeological interest. Local knowledge and consultation with the States' Archaeology Officer or other suitably qualified archaeologist or professional may be useful in identifying likely sites.

VIII.11 Outside the above areas there is always the potential of archaeological remains. Further information can be gathered by research. The Island's Museums service can be a good source of helpful information. Historic maps and documents (particularly the Duke of Richmond Map, 1787) may also be of assistance.

VIII.12 Depending upon initial findings the second step is to take this basic assessment further so that it might more accurately inform the design and development process by:

- Consulting a suitably qualified archaeologist or professional;

- Undertaking a desktop study. This is where a specialist is asked to bring together all available, existing information and to come to a view about the archaeological importance or potential of a site;
- Commissioning fieldwork, such as boreholes, small trenches and geotechnical investigation where it seems more than likely that archaeological potential exists, to determine this with greater accuracy.

VIII.13 The last two suggestions are recognised as best practise in this area and will require securing appropriate archaeological expertise. The Authority would, nonetheless, recommend that they be undertaken in appropriate circumstances. Their advantage to the developer is that they can allow greater certainty that the development can proceed to a planned programme, secure in the knowledge that the unpredictable nature of archaeological investigation has been addressed as far as possible. It also allows mitigation measures to be planned from the earliest stage, where appropriate.

Protection and mitigation

VIII.14 If it becomes evident that a particular development will, or is likely to, have archaeological implications, a number of responses relating to protection of the remains are possible:

- **Preservation** – This may be required where the archaeological remains appear to be of high significance. This is particularly likely where a protected monument and its vicinity is concerned, or in the case of known sites or areas of archaeological importance. Only in exceptional cases, where remains are of outstanding international importance and where unacceptable negative and damaging impacts cannot be mitigated, will the presence of archaeological remains mean that the development cannot proceed. More usually it will mean that the development should be designed in such a way as to prevent harm to the remains, for example, through careful design of foundations. Although every effort will be made to ensure that remains are preserved on site, removal may be allowed in circumstances where the benefits of the development outweigh the importance of preserving the remains in-situ. The Authority therefore encourages developers to investigate known and suspected archaeological remains and consider how negative effects can be avoided from the outset of the design process;
- **Investigation/recording of remains** – This is the most likely response where the presence of archaeology is strongly suspected. It may also be an additional response in the foregoing circumstances. Archaeological investigation and recording at the site would be carried out prior to the development commencing, in accordance with a scheme submitted as part of a planning application and agreed by the Authority.

The Authority will consider the application of planning conditions or entering into a planning covenant to ensure implementation of the investigation and recording and any agreed mitigation measures. The investigation and recording may be carried out by any suitably qualified archaeologist or professional;

- **Watching brief and recording** – This is the most likely response where there is less likelihood of archaeological implications. This would require the applicant to make appropriate and satisfactory provision for an archaeological watching brief and recording during construction and for mitigation measures to avoid damage to the remains in accordance with a scheme submitted as part of a planning application and agreed by the Authority. The Authority will consider the application of planning conditions or entering into a planning covenant to ensure the implementation of the archaeological watching brief and recording and any agreed mitigation measures. The archaeological watching brief and recording may be carried out by any suitably qualified archaeologist or professional.

VIII.15 Where investigation and recording, or access for a watching brief, is required, the early consideration of the requirements in the design and development process and careful programming of the work will usually prevent any undue delay to the development.

Areas and Sites of Known Archaeological Importance

VIII.16 Please also refer to the location map of Areas and Sites of Archaeological Importance (figure 1). This map contains the most important known sites to date but it is not an exhaustive list and reference should be made to the States' Sites and Monuments Record for a more definitive list.

Table 1 Areas and Sites of Known Archaeological Importance

Map References	Site / Area	Known Archaeological Interest / Characteristic
1	Vazon Bay	Buried prehistoric landscape, post-mediaeval and WWII fortifications.
2	Hommet Headland	Prehistoric findspots, mediaeval settlement, post-mediaeval and WWII fortifications.

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3	La Grand Mare	Waterlogged areas may contain archaeological evidence.
4	Grandes Rocques Headland	Prehistoric findspots, mediaeval settlement and multi-period fortifications.
5	Le Guet	Prehistoric findspots, post-mediaeval and WWII fortifications.
6	St George	Early estate, chapel, holy well and prehistoric findspots.
7	Ruette du Frocq	WWII fortifications.
8	Kings Mills	Early settlement and water mill systems.
9	Clos du Pont	Prehistoric occupation site.
10	Castel Church environs (including Les Fontaines)	Parish church, prehistoric statue menhir, prehistoric and Roman findspots and mediaeval settlement.
11	Hougue du Pommier	Prehistoric and mediaeval findspots.
12	Ozanne Tower and environs	Prehistoric findspots.
13	Albecq	Burton Battery and WWII fortifications.
14	Le Grantez Mill	Remains of historic windmill and WWII Fortifications.
15	Rue a Fresne	WWII fortifications and mediaeval findspot.
16	Route de Cobo	Iron Age warrior burial, mediaeval settlement and WWII fortifications.
17	Cobo long house	Site of early mediaeval house.
18	Haye du Puits	Mediaeval settlement and early estate.
19	Le Villocq	Mediaeval settlement.
20	Les Effards	Mediaeval settlement.

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21	La Chaumiere and Retôt Farm	Mediaeval settlement.
22	Old Cobo Farmhouse	Mediaeval settlement.
23	Houmet Jerbe Islet	Flint findspot.
24	Port Soif Islet (east)	Flint findspot.
25	Port Soif Islet (west)	Flint findspot.
26	Batteries Mirus and Radetzsky	WWII fortifications.
27	Richmond and Le Crocq Headland	Prehistoric monuments and findspots, Gallo-Roman salt-working, mediaeval settlement, post-mediaeval and WWII fortifications.
28	St Saviour's Church and environs	Mediaeval church and settlement, prehistoric findspots, post-mediaeval water mill and leat system, WWII tunnels.
29	West of Airport	Prehistoric occupation and mediaeval settlement.
30	Les Tranquesous and Les Prevosts	Iron Age and mediaeval settlements.
31	Rue du Hamel	WWII fortifications.
32	Le Catoroc and Chemin le Roi	Le Trepied and prehistoric findspots, ancient road, post-mediaeval and WWII fortifications.
33	Les Domaines	Mediaeval settlement.
34	Les Issues	Iron Age warrior burial.
35	La Grande Rue	Ste Apolline's Chapel and mediaeval settlement.
36	La Hougue Fouque	Historic signal mound and prehistoric findspots.
37	Chapelle Dom Hue	Mediaeval monastic remains, prehistoric findspots.

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38	L'Eree Headland and Lihou Island	Prehistoric monuments and settlement, mediaeval priory and fish traps, multi-period fortifications.
39	Route des Paysans	WWII fortifications.
40	Rocquaine Bay	WWII fortifications.
41	Fort Grey	Prehistoric findspots, multi-period fortifications.
42	Les Paysans	Site of destroyed prehistoric monument 'Creux des Fees'.
43	Les Paysans	La Longue Rocque standing stone.
44	Parish Church of St Pierre du Bois and environs	Mediaeval parish church and archery butts.
45	Les Islets	Mediaeval settlement.
46	La Pomare	Mediaeval settlement.
47	Les Arquets	Prehistoric and mediaeval finds.
48	Moulin du Becquet	Site of mediaeval watermill.
49	Moulin de Quanteraine	Watermill, leat and pond with mediaeval origins.
50	Le Coudre	Mediaeval settlement.
51	St Briocq	House with mediaeval origins and site of mediaeval chapel.
52	Les Sages	Mediaeval settlement.
53	Les Reveaux	Mediaeval settlement.
54	Le Catillon	Mediaeval coin hoard and house with mediaeval origins.
55	Rue du Videcocq	Mediaeval settlement.
56	La Prevoté	Prehistoric findspot.
57	Pleinmont Headland and plateau	Prehistoric findspots, strip field landscape, multi-period fortifications.
58	Torteval Parish Church and environs	Site of mediaeval parish church and 19th Century replacement.
59	Route des Laurens	WWII fortifications.

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60	Route de Crolier	Prehistoric findspot and WWII fortifications.
61	Le Coemil	Prehistoric findspots.
62	Torteval Buttes	Historic archery butts.
63	Les Jehans	Medieval settlement.
64	Le Colombier	Early house with mediaeval dovecote.
65	Forest Church and Le Bourg	Parish church, mediaeval settlement and prehistoric finds.
66	La Corbiere	Prehistoric findspots, early fortifications and WWII sites.
67	Pointe de la Moye	Earthworks and multi-period fortifications.
68	Le Variouf	Mediaeval settlement.
69	Les Villets	Mediaeval settlement.
70	La Corbiere	Mediaeval settlement.
71	Petit Bot	Water mills and multi-period fortifications.
72	Petit Bot	East mill pond (part of historic water mill system).
73	Petit Bot	Upper mill pond (part of historic water mill system).
74	Les Nicolles	Mediaeval settlement.
75	Le Bigard	Mediaeval settlement.
76	Petit Bot	East mill pond and leat system (part of historic water mill system).
77	Jerbourg	Prehistoric and Roman findspots, prehistoric earthworks, multi-period fortifications.
78	Fermain Bay	Roman findspot and multi-period fortifications.
79	Icart Headland and Saints Bay	Prehistoric findspots and multi-period fortifications.
80	Sausmarez Manor	Estate with mediaeval origins.

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81	St Martin's Church and environs	Parish church, prehistoric statue menhir and mediaeval settlement.
82	Rue Marquand	Site of maladerie (mediaeval settlement for plague victims).
83	Les Moulpieds and Les Cornus	Mediaeval settlement.
84	Les Martins	Mediaeval settlement.
85	La Villette	Mediaeval settlement.
86	La Corbinerie	WWII headquarters and barracks.
87	La Fosse	Mediaeval settlement.
88	Saints Road	Mediaeval settlement.
89	Havilland Vale	WWII Tunnels.
90	Sausmarez Mill	Mediaeval windmill.
91	Moulin Huet	Remains of historic water mill.
92	Moulin Huet	Post-mediaeval fortifications.
93	Calais	Mediaeval settlement.
94	Coin Colin	Findspot for bronze axe head.
95	La Bouvee	Mediaeval settlement.
96	St Andrew's Church and environs	Parish church and mediaeval settlement.
97	Bailiff's Cross	Roman and mediaeval findspots, cross inscribed stone.
98	Havilland Hall	Prehistoric occupation site and findspot.
99	L'Echelle	Mediaeval settlement, water mill, leat system and site of mill pond.
100	Les Galliennes	Mediaeval settlement.
101	Les Blicqs	Mediaeval settlement.
102	Fort George	Post-mediaeval fortifications.
103	Pulias Headland	Prehistoric findspots and site of mediaeval chapel.

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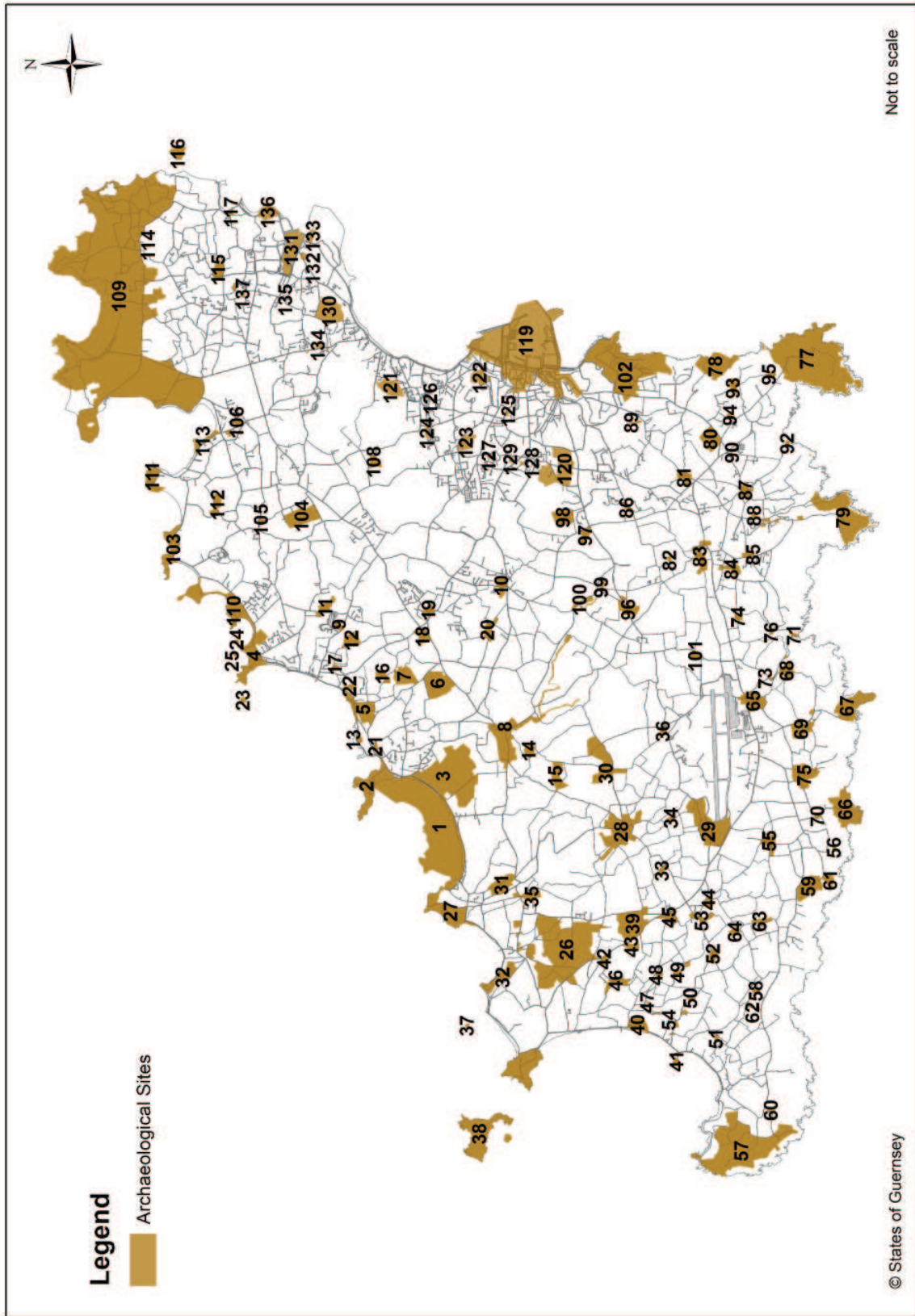
104	Les Annevilles	Mediaeval manor and rabbit warren.
105	Pleinheume	Mediaeval settlement.
106	L'Islet	Prehistoric monuments and site of maladerie (mediaeval settlement for plague victims).
107	Sandy Lane	Cist and prehistoric findspots.
108	Les Quartiers	Mediaeval settlement and prehistoric findspot.
109	L'Ancrese Area	Prehistoric monuments and findspots, mediaeval buildings, undisturbed land with high probability of buried archaeology.
110	Les Pecqueries and Port Soif Headlands	Possible prehistoric monuments, flint findspots, post-mediaeval and WWII fortifications.
111	Rousse Headland	Flint findspot, Bronze Age settlement, cists and post-mediaeval fortifications.
112	Ronceval and Maison d'Aval	Prehistoric findspots and mediaeval settlement.
113	Le Picquerel	Flint findspot, site of barrow, post-mediaeval and WWII fortifications.
114	Weather Stone, La Moye	Standing stone.
115	Vale School and environs	La Rocque qui Sonne prehistoric tomb, site of destroyed prehistoric monument at La Hougue Ricart.
116	Hommet Paradis	Prehistoric and mediaeval finds, post-mediaeval building remains.
117	Bordeaux	Mediaeval settlement.
118	Le Tertre	Mediaeval settlement.

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119	St Peter Port	Prehistoric and Roman settlements; mediaeval town, harbour, church and Castle Cornet.
120	King's Road	Iron Age settlement, cemetery and other prehistoric findspots.
121	Chateau des Marais	Prehistoric findspot and multi-period fortifications.
122	Les Cotils	Prehistoric findspot and WWII fortifications.
123	Normanville	Prehistoric findspot and site of mediaeval house.
124	La Vrangue Manor	Early house and water mill system.
125	Victoria Tower	Site of prehistoric monument, mediaeval chapel and windmill.
126	Mont Arrive Battery	Post-mediaeval fortification.
127	Site of St Jacques Chapel	Mediaeval chapel.
128	St Stephen's Lane	Prehistoric standing stone.
129	Les Rocquettes Hotel	Prehistoric standing stone.
130	Delancey Park	Prehistoric monument, site of windmill, multi-period fortifications.
131	St Sampson's Harbour	Roman findspot, historic harbour.
132	St Sampson's Parish Church and environs	Mediaeval church.
133	Mont Crevelt	Multi-period fortifications and prehistoric findspot.
134	St Clair	Prehistoric findspots, standing stones and site of mediaeval chapel.
135	La Ronde Cheminee	Mediaeval settlement.
136	Vale Castle and environs	Multi-period fortifications, prehistoric findspot.
137	Le Tertre	Mediaeval settlement.

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Map 1 Areas of Archaeological Importance



Annex IX Public Safety Areas

Introduction

IX.1 Public Safety Areas are defined areas where there is a known possible significant risk of harm to public health and safety due to the hazardous nature of nearby land uses or where development could have a negative impact on the safe operation of an identified nearby land use. Public Safety Areas consist of the **Airport Consultation Zone**, the **Airport Public Safety Zones** and the **Major Hazards Public Safety Zone**.

IX.2 In accordance with the advice of the relevant authorities, these zones have been defined adjacent to and around the airport and major hazardous installations where particular attention must be paid to the health or safety implications of proposed development. Within these zones, there may be additional constraints on new development and the relevant States' Committees and/or relevant bodies will be consulted, as appropriate when the Authority is considering proposals for development in these areas. In some cases there may be additional controls, such as attaching an appropriate planning condition to a planning permission for development in these areas where this is required to ensure public health or safety.

IX.3 This annex provides further detailed information on the Authority's approach to the consideration of development proposals in Public Safety Areas in accordance with Policy GP17: Public Safety and Hazardous Development, of the Island Development Plan to ensure that development within these areas does not significantly increase the number of people at risk from a known hazard and/or that the proximity and type of development does not inhibit or interfere with the safe operation of the airport.

IX.4 Currently identified Public Safety Areas are identified in this annex. The areas shown are indicative of the known areas at the time of writing of the Island Development Plan however, it is acknowledged that these could change or may need to be altered or additional areas be identified during the lifetime of the Island Development Plan. If area boundaries are altered or new areas identified these will be published by the Authority in Supplementary Planning Guidance. Where areas are not specifically identified in this annex the Authority will still need to consider the potential impacts of a proposal on health or safety in accordance with the policies of the Island Development Plan, where the particular form of development proposed, or the site, has the potential to affect health or safety. There may also be other specific circumstances when the Authority may apply additional controls where this is required to ensure public health or safety.

DEVELOPMENT AROUND, NEAR OR IMPACTING ON THE AIRPORT

Airport Consultation Zone

IX.5 It is important that the proximity and/or type of development proposed does not inhibit or interfere with the safe and effective operation of the airport. An Airport Consultation Zone has been identified, as shown on map 1, within which, the policy objective is to ensure that development should not inhibit or interfere with the safe and effective operation of the airport. Development will generally be supported in this area where proposals accord with all the relevant policies of the Island Development Plan, however additional controls or constraints on new development may be applied in this area to ensure the safe and effective operation of the airport is not adversely affected. Particular attention will be given to developments which include:

- **tall buildings and other structures (including tower cranes)** – the height of structures can pose risks to aircraft approaching and leaving the airfield. The critical height of a building or structure in this respect will be dependent upon its location and proximity to the airport;
- **physical characteristics of developments** – in addition to their height, the size, shape and construction materials of buildings and structures has the potential to cause glare to pilots, obscure or confuse navigational aids and disrupt radar signals and air traffic control systems;
- **lighting** – Inappropriately sited lighting may dazzle or distract pilots or air traffic controllers in the course of their duties on or in the vicinity of the airfield;
- **telecommunications equipment** – the siting of telecommunications or other radiating equipment can cause adverse electromagnetic interference to aeronautical systems at or near the airfield;
- **wind turbines and solar farms**– apart from the potential to be a physical obstacle, wind generator turbines can distort radar performance. Solar farms can cause glare which may dazzle or distract pilots;
- **bird strike hazard** – Some forms of development, including in relation to waste disposal sites, reservoirs, sewage works, wetlands and nature reserves have the potential to attract significant bird activity. Planting schemes associated with such development are likely to be required to mitigate impacts and will need to be carefully thought out so as to discourage flocking or roosting birds in order to minimise the risk of bird strikes on aircraft whilst still achieving the best environmental solution possible.

IX.6 With regards to development proposals within the Airport Consultation Zone, the Authority may consult Guernsey Airport⁽⁸⁾, where appropriate, to ensure that proposed development will not adversely affect the safe and effective operation of the airport and may impose additional controls if required to ensure that this is achieved.

Outside the Airport Consultation Zone

IX.7 Outside the Airport Consultation Zone, additional controls may be required in specific circumstances where the particular form of development proposed has the potential to adversely affect the safe and effective operation of the airport and Guernsey Airport will be consulted, as appropriate, where proposed development may pose a risk to aircraft or interfere with aircraft and aviation systems. For example this may include development proposals for:

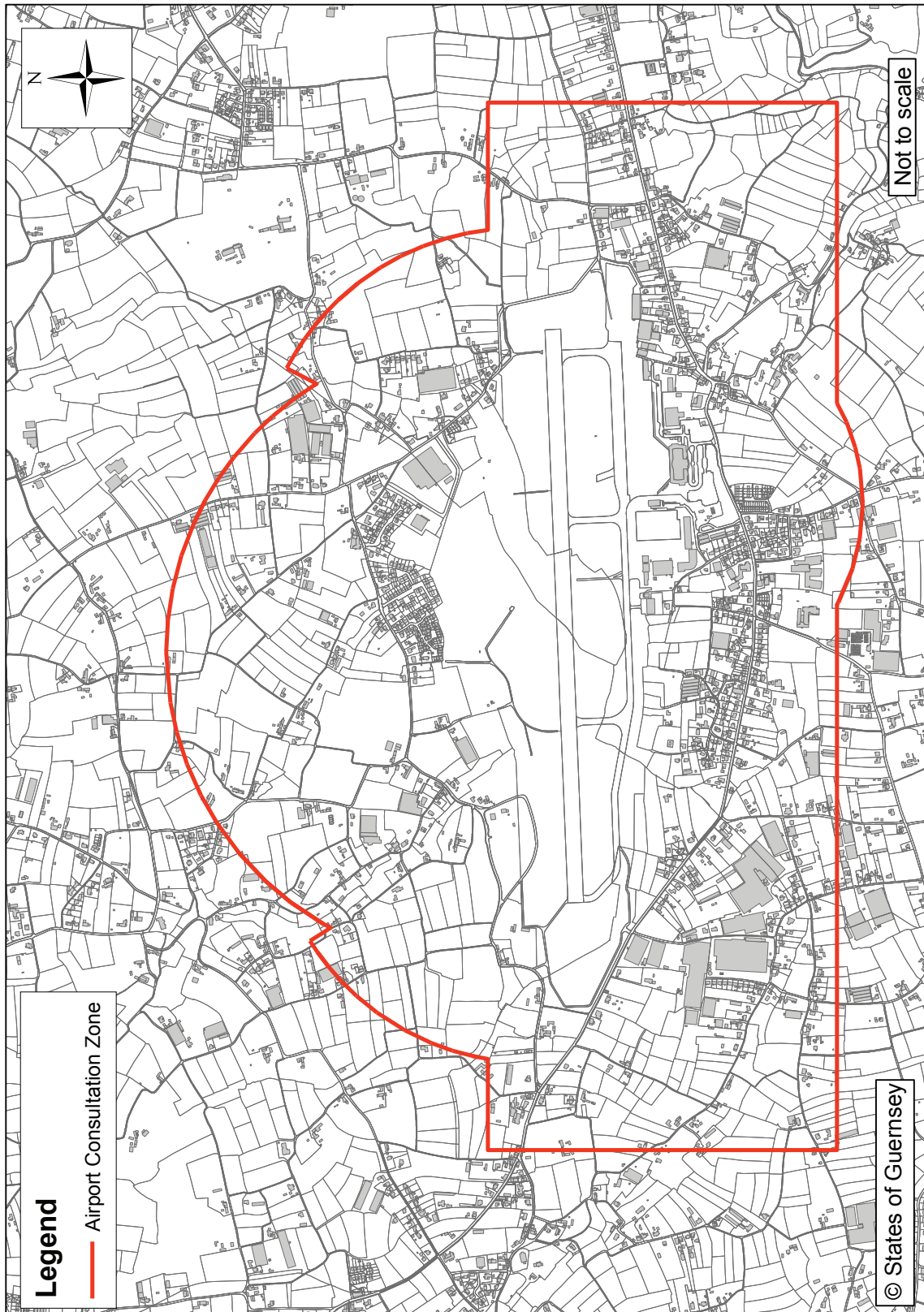
- wind turbines and solar farms;
- helipads;
- tower cranes;
- tall buildings or other structures;
- development which has the potential to attract significant bird activity for example waste disposal sites, reservoirs, sewage works, wetlands and nature reserves;
- development related to 4G telecommunications networks which are within 5 kilometres of the airfield.

IX.8 The Authority will consult Guernsey Airport where it considers that a proposed development may pose a risk to the safe and effective operation of the airport in order to assess the potential risk of such development to aviation.

8 A responsibility of the States' Trading Supervisory Board

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Map 1: Airport Consultation Zone (Based on map produced by Paul Fassam Geomatics Ltd)



Airport Public Safety Zones

IX.9 Based around the risks of aircraft accidents during take-off or landing, Airport Public Safety Zones are identified at the eastern and western ends of the airport runway. Development within these zones may be acceptable in principle, however the purpose of these zones is to keep to a minimum the numbers of people on the ground where there is greatest risk of aircraft accident by imposing additional controls over proposed development. Maps 2 and 3 detail the extent of the Airport Public Safety Zones at the eastern and western ends of the airport runway.

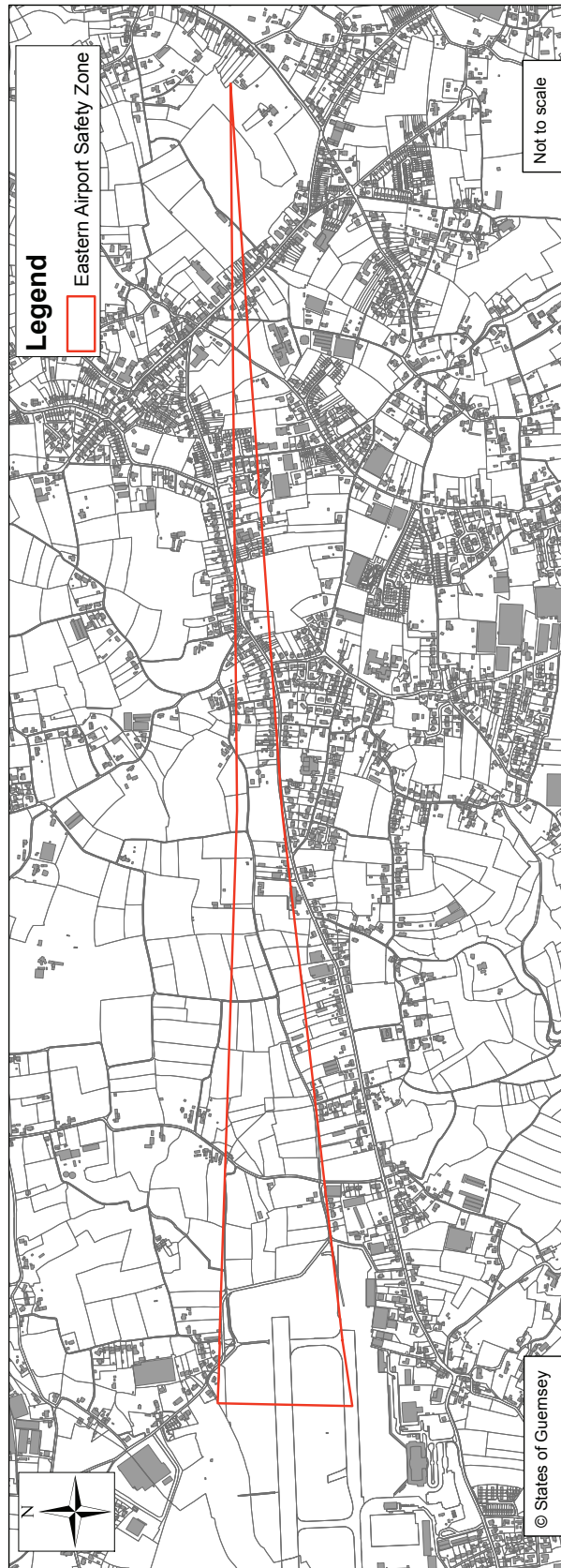
IX.10 Within the Airport Public Safety Zones the policy objective is to ensure that development permitted does not significantly increase the number of people living, working or congregating within these identified areas. Consequently, there is a general presumption against new or replacement development, or the change of use of existing buildings or land, within Airport Public Safety Zones which would significantly increase the number of people living, working or congregating in these areas. The Authority may consult Guernsey Airport, where appropriate.

IX.11 Within the Airport Public Safety Zones new operational development, extensions or alterations to dwellings and other buildings or the change of use of a building or land which could not reasonably be expected to significantly increase the number of people living, working or congregating in or at the site beyond the current authorised level, is likely to be acceptable from a public safety perspective providing the proposed development would not adversely affect the safe and effective operation of the airport.

IX.12 Where only part of a site is within an Airport Public Safety Zone, the Public Safety and Hazardous Development policy in the Island Development Plan (Policy GP17: Public Safety and Hazardous Development) will only apply to that part of a site falling within this defined area. Where only part of a site is within an Airport Public Safety Zone, new development should be designed so that only low density aspects of the development are proposed for that part of the site within the Airport Public Safety Zone. For example, for a housing development, new housing should be located outside of the Airport Public Safety Zone whilst it may be acceptable, in principle, for associated parking, landscaped areas and gardens to be located on that part of the site within the Airport Public Safety Zone.

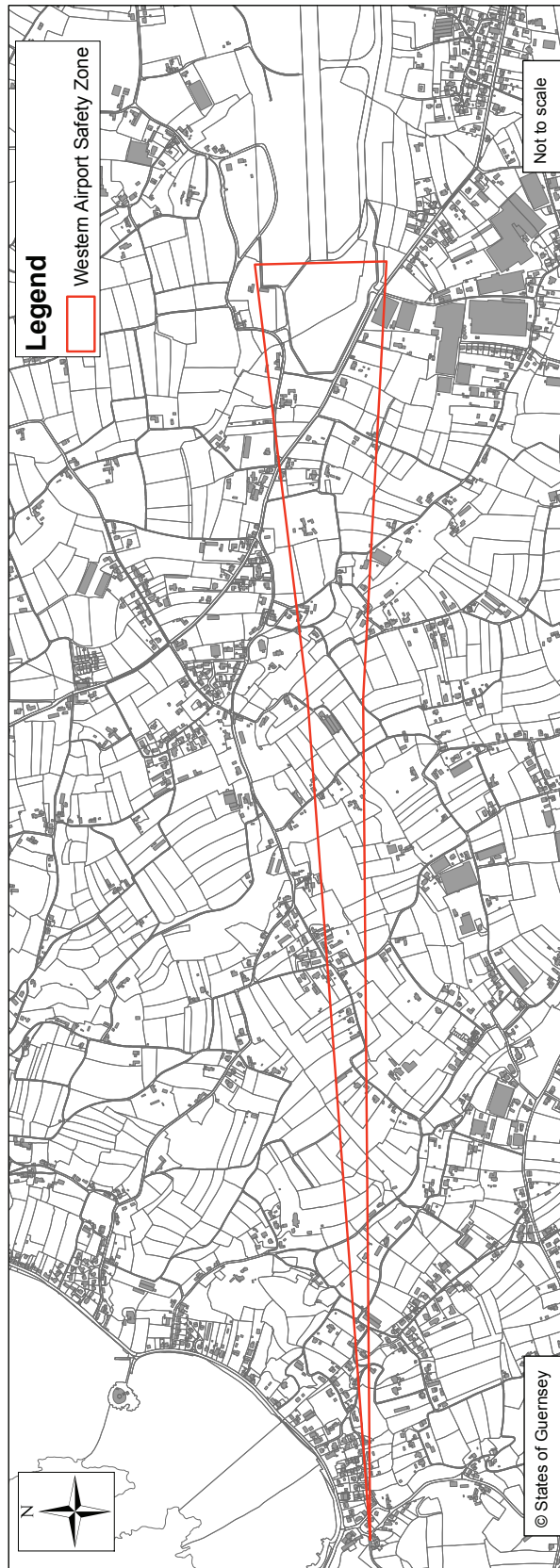
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Map 2: Eastern Airport Public Safety Zone (Based on map produced by RPS Group with information provided by NATS)



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Map 3: Western Airport Public Safety Zone (Based on map produced by RPS Group with information provided by NATS)



DEVELOPMENT AROUND OR NEAR MAJOR HAZARDS

IX.13 Major hazards can comprise a wide range of industrial process sites, fuel and chemical storage sites and pipelines. Following guidance from the United Kingdom Health and Safety Executive and based on an assessment of the risks and likely effects of major incidents, a Consultation Distance has been established around the two existing major hazard installations⁽⁹⁾ on the Island. These are fuel storage sites at Bulwer Avenue, St Sampson and Northside, Vale. The Consultation Distance is separated into three zones which are referred to as an inner, middle and outer zone. The zones are based on available scientific knowledge using hazard/risk assessment models. Located closest to the major hazards, the inner zone is the most sensitive of the zones.

IX.14 Following the Buncefield incident in 2005 in the United Kingdom, an additional zone known as the Development Proximity Zone has been introduced around large-scale petrol storage sites. The Development Proximity Zone is located within the inner zone and has been identified for each site including their jetties.

IX.15 Therefore the Major Hazards Public Safety Zone identified is compiled of the three Consultation Distances and the Development Proximity Zone, which have been specifically identified for these sites based on information from the Health and Safety Executive as shown on Map 4 and detailed in the table below:

BULWER AVENUE, MAIN SITE	
DPZ	<90m (from tank centres)
Inner Zone	<150m (from tank centres)
Middle Zone	<200m (from tank centres)
Outer Zone	<300m (from tank centres)
Jetty	
DPZ	<75m (from unloading point)
Inner Zone	<125m (from unloading point)
Middle Zone	<175m (from unloading point)
Outer Zone	<275m (from unloading point)
NORTHSIDE, MAIN SITE	
DPZ	<100m (from tank centres)
Inner Zone	<170m (from tank centres)

9 This annex has been produced with reference to the following publications: Land Use Planning Around Large Scale Petrol Storage Sites, SPC/Technical/General/43 (Version No 2) – UK Health and Safety Executive http://www.hse.gov.uk/foi/internalops/hid_circs/technical_general/spc_tech_gen_43/index.htm. PADHI, HSE's Land Use Planning Methodology (Version May 2011) - UK Health and Safety Executive - <http://www.hse.gov.uk/landuseplanning/padhi.pdf>

Middle Zone	<220m (from tank centres)
Outer Zone	<320m (from tank centres)
Jetty	
DPZ	<75m (from unloading point)
Inner Zone	<125m (from unloading point)
Middle Zone	<175m (from unloading point)
Outer Zone	<275m (from unloading point)''

IX.16 The areas shown are indicative of the known areas at the time of writing of the Island Development Plan however, it is acknowledged that these could change or may need to be altered or additional areas be identified during the lifetime of the Island Development Plan. If area boundaries are altered or new areas identified these will be published by the Authority in Supplementary Planning Guidance.

Major Hazards Public Safety Zone

IX.17 Map 4 details the Major Hazards Public Safety Zone, as currently identified, for the fuel storage sites at Bulwer Avenue, St Sampson and Northside, Vale. The purpose of the Major Hazards Public Safety Zone is to manage and limit the number of people who may live, work or congregate within this area in order to limit the consequences of any accidents and to ensure that new development does not significantly worsen the current situation should a major accident occur. The Authority will consult the relevant States of Guernsey Committees and/or relevant bodies on certain development proposals within the Major Hazards Public Safety Zone where appropriate.

IX.18 When considering proposals for development in these areas the Authority will take into account the likely type and number of people that would use a site as a result of the proposed development. Full and careful consideration must be given before new development is permitted to be located close to existing hazards to ensure that such development does not increase the hazard or risk or the number of people potentially exposed to it. Similarly care must be taken in the location and design of development which might, of itself, cause risk to the public.

IX.19 Whether a development proposal will be acceptable from a health and safety aspect, is dependent upon in which zone the development lies in relation to the major hazard and what type and number of people will be the primary users of the development. For example, vulnerable people such as the young and infirm may be particularly susceptible to injury from hazardous events and are likely to be more difficult to evacuate during an emergency. This would result in developments which would encourage use by

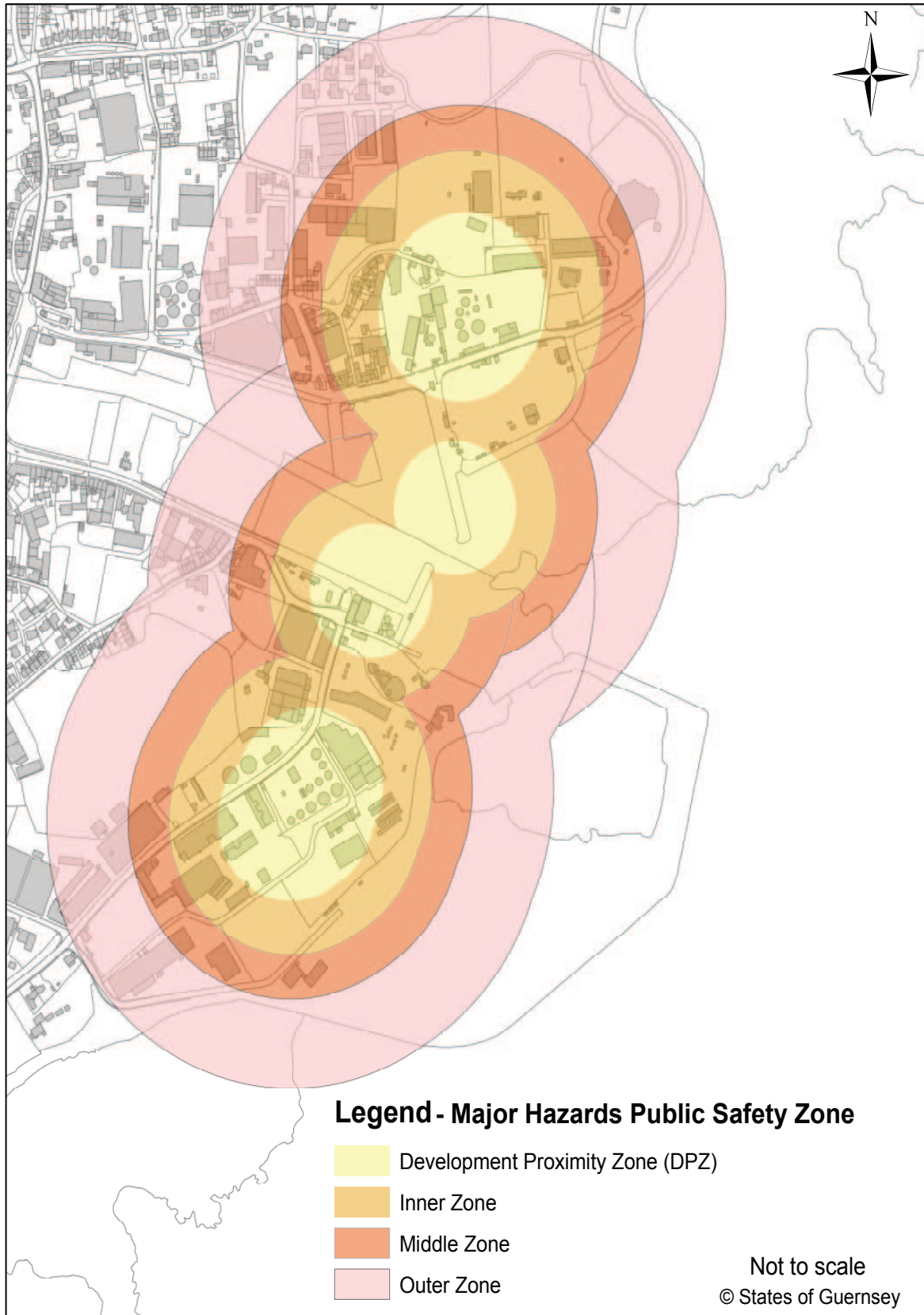
vulnerable people to be given a high sensitivity level and these types of development should not be sited close to a major hazard. Similarly developments which would encourage large numbers of people to use a site would increase the potential consequences should an accident occur and therefore they would also have a high sensitivity level and should not be sited close to a major hazard.

IX.20 The inner Consultation Distance is the most sensitive and includes the Development Proximity Zone. There will be a presumption against development which would significantly increase the number of people living, working or congregating in the inner Consultation Distance or which would increase the sensitivity level of the type of people accommodated. Within the Development Proximity Zone, only development which would not normally be occupied is likely to be acceptable.

IX.21 Within the inner Consultation Distance, but outside the Development Proximity Zone, development should generally be restricted to certain workplaces and uses where members of the public will, at most, be present in small numbers and only for a short time in any day. The middle Consultation Distance is less sensitive and development which accommodates more people for longer periods of time may be considered acceptable but will be assessed on a case by case basis against the risks to public health or safety. Within the outer Consultation Distance only development whose occupants may be particularly vulnerable in the event of an accident or which will attract large numbers of people need be restricted. An extension to an existing development where there is no change of use will be considered taking into account its proximity to the hazardous development, the sensitivity of occupants and users and whether the proposed extension worsens the current situation should a major accident occur.

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Map 4: Major Hazards Public Safety Zone around fuel storage sites at Bulwer Avenue, St Sampson and Northside, Vale (Based on information from the Health and Safety Executive)



Glossary

Term	Description
Affordable housing	Affordable housing is defined by Section 2(1) of the Land Planning and Development (Planning Covenants) Ordinance, 2011. In general terms, affordable housing is for those households whose needs are not met by, or who cannot afford, accommodation in the private sale or rental market without assistance. It is normally provided through the States of Guernsey or a registered Housing Association.
Agricultural holding	The aggregate of land under a single management forming an economic unit engaged in agricultural production activities. Non-agricultural activities may also be carried out at the unit but the principal use of the whole must be agricultural.
Agricultural land	Any land used, or with the application of good husbandry, capable of being used, for dairy farming, for production, rearing or maintenance of livestock or for market gardening or the outdoor cultivation of flowers, bulbs or nursery stock and includes land which was covered by a glasshouse if the land is capable of being used as aforesaid and land which is covered by a glasshouse but does not include land used as a garden other than a market garden.
Agriculture Priority Areas	Agriculture Priority Areas are large areas of contiguous agricultural land and other areas well related to established agricultural operations, which represent Guernsey's most valuable agricultural land.
Airport land	Airport land is the operational area of the airport, identified as airport land on the Proposals Map.

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Term	Description
Amenities	The desirable or useful features or facilities of a building, property or place which support the health and well-being of occupiers and users and which contribute to the enjoyment of the building, property or place.
Amenity	The 'feel' of a place in terms of it being pleasant or agreeable including the visual pleasantness of a place or area.
Ancillary use	In planning terms, this generally relates to uses that are entirely subservient to and dependent upon the main use of the site/ building. Such uses are generally relatively minor in scale and level of activity but the main test is whether the use can be said to be genuinely ancillary to the main use of the site.
Area of Biodiversity Importance (ABI)	Areas of Biodiversity Importance are areas which contribute significantly to the biodiversity of the Island. Areas of Biodiversity Importance have been identified in the Island Development Plan (see Policy GP3: Areas of Biodiversity Importance) and are shown on the Proposals Map.
Biodiversity	Short for biological diversity: the variety of all plant and animal life and their habitats within a particular area.
Brownfield	Also known as 'previously developed land'. Land which is, or was, occupied by a permanent building or structure and infrastructure such as roads. It also includes land within the curtilage of an existing building. It does not include land used for agricultural or horticultural purposes, fortifications, or sites where a structure is disused and now forms an integral part of the open landscape.

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Term	Description
Civic Amenity Site	A dedicated facility where members of the public can take waste items for recycling or processing.
Community Plan	A non-statutory document, produced by the community of a particular area and approved by the Authority as Supplementary Planning Guidance, which sets out how those who live, work and spend time in an area would like to see that local area change in the future. A Community Plan must comply with, and will not override, the policies of the Island Development Plan and any other statutory plan. A Community Plan cannot override any provision of the planning legislation or prevent development which would otherwise be acceptable under the policies of the Island Development Plan or any other statutory plan.
Comparison retail	The selling of goods, including clothing and footwear, furniture, furnishings and household equipment, which generally involves comparing similar goods before buying.
Conservation Area	Conservation Area has the meaning in Schedule 2 of the Land Planning and Development (Guernsey) Law, 2005. It means an area identified in the Island Development Plan as being of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance by the application of relevant provisions of the Law. Areas designated are generally of outstanding special architectural and historic interest with a cohesive and recognisable sense of place where buildings and spaces between them interact to form

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Term	Description
	a notable, distinctive character and appearance worthy of special consideration and respect when considering proposals for development. A summary of the special interest for each designated Conservation Area is included in Annex VII: Conservation Areas.
Conservation Area Character Appraisal	To be prepared by the Authority for each Conservation Area to aid understanding of its special interest and character and appearance and how development can be designed to sustain or minimise harm to the character and appearance and which will be taken into account when making planning decisions.
Construction Environmental Management Plan (CEMP)	A document which sets out proposals and aims for managing the impacts of the construction phase of development.
Convenience retail	The selling of, often essential, daily items such as fresh produce, food and drink.
Conversion	Development that involves works to an existing building that would facilitate an alternative use (e.g. conversion of a barn to a dwelling). Proposals that would require significant works to the fabric of the structure, such as rebuilding of external walls, may be regarded as being 'new-build' rather than conversion.
Core Retail Area	Core Retail Areas are the main shopping areas within the Island (see Policy MC6: Retail in Main Centres). The Proposals Map indicates a Core Retail Area within each of the Main Centres.
Curtilage	The area of land immediately beside or around a building which is closely associated with and serves the purposes of that building. The building and its curtilage are normally the same use but in rare

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Term	Description
	situations may not be.
Density	A ratio of units to area, e.g. number of dwellings per hectare/vergée.
Developable area / portion	<p>The net developable area or portion of a site comprises those parts which could be reasonably or cost effectively developed. There are a number of factors which may limit the net developable area, such as topography, the irregular shape of a site and other constraints such as the presence of infrastructure. Net developable area excludes main roads and strategic infrastructure, structural and other significant landscaping areas, public open space, or features of natural or heritage interest. Net developable area includes site access roads, parking areas to serve the development, footpaths, private open space, incidental open space, children's play areas and amenity space. Smaller sites are likely to rely to a greater extent on existing infrastructure and facilities, whereas larger sites are likely to require additional infrastructure and services to be provided as part of the scheme. As a guide, the net developable area of sites of less than 5 acres would typically be 100% of the site area, with this figure likely to be less on larger sites. This will be negotiated on a case by case basis as demonstrated by the applicant.</p>
Development	<p>'Development' is construed in accordance with the meaning in Section 13(1) of the Land Planning and Development (Guernsey) Law, 2005 and Part I of the Land Planning and Development (General Provisions) Ordinance, 2007. This includes the carrying</p>

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Term	Description
	out of building, engineering, mining or other operations in, on, over or under land and the making of any material change in the use of any building or other land.
Development Framework	A document approved by the Authority as Supplementary Planning Guidance which provides broad but comprehensive guidance for specific development for a specific site or area on the basis of the policy principles set out in the Island Development Plan. For further details see Annex III: Development Frameworks and Local Planning Briefs.
Development of Strategic Importance	Development which would address issues concerning the health or safety or well-being or security of the community or is otherwise clearly in the public interest and where exceptionally, proposals may conflict with the spatial policies or other specific policies of the Island Development Plan.
Dower unit	An addition to a house normally used for the accommodation of dependent relatives of the occupiers of that house. Usually an extension or converted outbuilding. Sometimes referred to as a granny annex or widow's third.
Environmental Impact Assessment (EIA)	Environmental Impact Assessment has the meaning in the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007; this involves the carrying out of steps necessary to assess the environmental effects of certain development or development plan policies in accordance with the requirements set out in the Ordinance. This involves a process of forecasting and evaluating a

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Term	Glossary
	<p>project's impact on the environment, which the Authority takes into account when deciding a planning application. It is a detailed assessment of the environmental effects of a development, by which such effects can be identified and measured. For further information please see the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 and the Practical Advice note entitled 'A Brief Guide to development requiring Environmental Impact Assessment' which can be downloaded from the States website www.gov.gg</p>
Environmental Statement	<p>Has the meaning in the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007. It comprises a written statement of the findings of an Environmental Impact Assessment and must be submitted to the Authority in relation to certain planning applications for development having significant environmental effects or is prepared by the Authority in relation to plan policies relating to such development. The Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 sets out what information should be included in the Environmental Statement.</p>
Farmstead	<p>The part of a farm comprising its main buildings together with adjacent ancillary service areas.</p>
Formal Leisure	<p>The Leisure and Recreation policy refers to different categories of leisure and recreation facilities, which group uses to take into account their different functions and impacts. Formal Leisure category</p>

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Term	Description
	includes cinemas, museums, formal events/ performance spaces, theatres, conference facilities and casinos. This list is not exhaustive and any proposal that is not included will be considered on its merits taking into account the functionality of the proposed development and the impact it may have on a location.
Greenfield	Open land that is not developed other than for agricultural, horticultural or outdoor recreation or informal leisure and recreation purposes. Glasshouses are regarded as being greenfield sites as they are required to be treated as agricultural land under the Land Planning and Development (Guernsey) Law, 2005. Please also see note on brownfield sites.
Harbour Action Area	Designated areas on the Proposals Map which covers the harbours of St. Peter Port and St. Sampson and their quayside environment within which a co-ordinated approach will be adopted to the planning of development to secure inward investment which will enhance and promote social, economic and environmental objectives. A Local Planning Brief will be prepared by the Authority, subject to public inquiry and adopted by the States for these areas.
Heritage	Buildings, landscapes, culture or artefacts that have been handed down through the ages and are generally recognised by the community as being of some significance.
Horticulture	The intensive growing of plants for food, medicinal or decorative purposes, such as in glasshouses or plant nurseries. Horticultural land is regarded as agricultural land under planning legislation.

Term	Description
Housing Allocations	Housing Allocations are sites in the Main Centres and Main Centre Outer Areas which are identified to be used for housing development including ancillary complementary development (see Policy MC2: Housing in Main Centres and Main Centre Outer Areas). The sites allocated for housing are indicated on the Proposals Map and in Annex II: Sites allocated as housing sites.
Housing Needs Study	The Committee <i>for the Environment & Infrastructure</i> organises a Housing Needs Survey which looks at Guernsey's existing and future needs for different types of housing and services. The findings of the survey are published in a report entitled 'Housing Needs Study'.
Important Open Land	Areas of open land that provide breathing space within the built environment and often offer views across undeveloped land. These are important to protect not only in order to retain areas that provide visual amenity and separation between settlements but as they also prevent the potential wholesale development of the Main Centres, Main Centre Outer Areas and Local Centres and the subsequent loss of valuable open spaces within them. They have the function of ensuring that brownfield sites are targeted for development ahead of these arguably easier to develop open areas.
Indoor Formal Recreation	The Leisure and Recreation policies refers to different categories of leisure and recreation facilities, which group uses to take into account their different functions and impacts. Indoor formal leisure includes leisure centres, sports halls (specific or multi-functional), swimming pools, indoor

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Term	Description
	equestrian centres, gymnasiums and recreation facilities, which group uses to take into account their different functions and impacts. Indoor formal leisure includes leisure centres, sports halls (specific or multi-functional), swimming pools, indoor equestrian centres, gymnasiums and indoor bowls. This list is not exhaustive and any proposal that is not included will be considered on its merits taking into account the functionality of the proposed development and the impact it may have on a location.
Inert waste	Waste which is neither chemically nor biologically reactive and will not decompose. Examples of this are sand and concrete.
Informal Leisure and Recreation	The Leisure and Recreation policies refer to different categories of leisure and recreation facilities, which group uses to take into account their different functions and impacts. Informal Leisure and Recreation includes civic spaces and informal event spaces, nature walks, woodlands, cliff paths, parks and formal gardens, allotments and development ancillary to beaches and the coast. This list is not exhaustive and any proposal that is not included will be considered on its merits taking into account the functionality of the proposed development and the impact it may have on a location
Infrastructure	The basic physical structures and large physical networks needed for the functioning of a modern society. Amongst other things, this includes: transportation infrastructure (road network, seaports and

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Term	Description
	<p>lighthouses, airports, etc.), energy infrastructure (road network, seaports and lighthouses, airports, etc.), energy infrastructure (importation and distribution of fuel, electrical power network, etc.), water management infrastructure (drinking water supply, sewage collection and disposal of waste water, etc.), communications infrastructure (fixed and mobile telephone networks, transmission stations, Internet, etc.) and solid waste management</p>
Intermediate housing	<p>Intermediate housing is defined by Section 2(1) of the Land Planning and Development (Planning Covenants) Ordinance, 2011. In general terms, it is owned or controlled by the States of Guernsey, a registered Housing Association or any other person or legal arrangement and can be offered on a basis that includes part ownership. For example, it includes partial ownership housing, shared equity or low cost ownership or similar schemes mainly for households that are ineligible for social housing but cannot meet the full cost of renting or buying appropriate housing on the private market without some form of subsidy. Partial ownership housing, shared equity or low cost ownership or similar schemes are schemes where eligible households can purchase a dwelling or a share of a dwelling below the market rate, subject to satisfactory arrangements being put in place to ensure that, in the event of the resale of the unit or share of the unit in the future, the resale price restrictions reflect the initial price reduction.</p>

Term	Description
In-Vessel Composter (IVC)	<p>In-vessel composting is a composting method in which organic material is composted aerobically in a controlled environment in a contained area. It generally describes a group of methods that confine the composting materials within a building, container, or vessel. In-vessel composting systems can consist of metal or plastic tanks or concrete bunkers in which air flow and temperature can be controlled, using the principles of a "bioreactor". Generally the air circulation is metered in via buried tubes that allow fresh air to be injected under pressure, with the exhaust being extracted through a biofilter, with temperature and moisture conditions monitored using probes in the mass to allow maintenance of optimum aerobic decomposition conditions. This technique is generally used for municipal scale organic waste processing, including final treatment of sewage biosolids, to a safe stable state for reclamation as a soil amendment.</p>
Key Industrial Area	<p>Key Industrial Areas have been identified as areas where industrial and storage and distribution development should be consolidated. There are four Key Industrial Areas identified in the Island Development Plan as shown on the Proposals Map (Pitronnerie Road, Northside, Saltpans and Longue Hougue) each with an identified Key Industrial Expansion Area. See Policy MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Within Key Industrial Areas and Key Industrial Expansion Areas and Policy MC5(B): Industry Storage and Policy</p>

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Term	Description
	MC5(B): Industry Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Outside of the Key Industrial Areas and Key Industrial Expansion Areas.
Key Industrial Expansion Area	Key Industrial Expansion Areas are identified on land adjacent to the Key Industrial Areas and at La Villiaze, St. Saviours as shown on the Proposals Map. See Policy MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Within Key Industrial Areas and Key Industrial Expansion Areas, Policy MC5(B): Industry Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Outside of the Key Industrial Areas and Key Industrial Expansion Areas and Policy OC3: Offices, Industry and Storage and Distribution Outside of the Centres.
Landscape character	The character and appearance of land including its shape (topography), ecology, natural or man-made features.
The Law	The Land Planning and Development (Guernsey) Law, 2005 and associated Ordinances and statutory instruments as amended. Copies are available for purchase at the Greffe or available to download from www.guernseylegalresources.gg
Lifetime Homes	Ordinary homes designed to incorporate design criteria that from the outset can be universally applied to new homes at minimal cost which supports the changing needs of individuals and families at different stages of life. In the Guernsey context this will allow older people to stay in their homes for longer.

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Term	Description
Local distinctiveness	The special characteristics of a particular locality that make it noticeably different from other places. This can include (but is not limited to) uses, underlying landscape character, boundary treatments, historic field patterns, trees, soft and hard landscape, buildings, highways, and materials.
Local Planning Brief	A statutory document prepared from time to time by the Authority to address planning issues within a locality or where a particular form of development is proposed and are generally required under the Island Development Plan where there are strategic land use implications for a particular site or area and a number of local policy issues that need to be resolved. Local Planning Briefs may introduce wholly new policy requirements for specific parts of the Island and where required under the Island Development Plan the Local Planning Brief will affect the Island Development Plan policies itself as certain policies require development to accord with the relevant Local Planning Brief for the site/area. Public consultation forms part of the process of preparing a Local Planning Brief, overseen by an independent planning inspector, with the States giving final approval prior to its adoption (for further information please see Annex III: Development Frameworks and Local Planning Briefs).

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Term	Description
Major Hazards Public Safety Zone	An area consisting of the Consultation Distance and Development Proximity Zone around major hazard installations. The purpose of the zone is to manage and limit the number of people who may live, work or congregate close to hazardous sites in order to limit the consequences of any accidents to the public and to ensure that new development does not significantly worsen the current situation should a major accident occur.
Materials Recovery Facility (MRF)	Accommodates operations that process incoming waste so that it may be segregated, recovered or recycled and/or directed to an appropriate treatment facility
Minor alterations	Development proposals which would result in only a limited change to the existing or approved state of a structure, feature or land including in terms of its scale, location, visual appearance, use and its impact on neighbours.
Mixed use development	Developments that include a variety of uses such as residential, offices, light industrial, leisure and community facilities with no one principal / main use.
Office Expansion Area	An Office Expansion Area is identified at Admiral Park, as designated on the Proposals Map, which should be developed primarily for large floor plate office accommodation (1,000sq.m. or more). See Policy MC4(B): Office Development in Main Centre Outer Areas.

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Term	Description
Outdoor Formal Recreation	<p>The Leisure and Recreation policies refer to different categories of leisure and recreation facilities, which group uses to take into account their different functions and impacts. Outdoor Formal Recreation includes sports pitches, outdoor activity centres, equestrian related activities, motor sports, La Vallette bathing pools, outdoor bowls, rifle ranges and play areas. This category includes outdoor facilities provided at Beau Sejour and Delancey Park. This list is not exhaustive and any proposal that is not included will be considered on its merits taking into account the functionality of the proposed development and the impact it may have on a location</p>
Piecemeal development	<p>Where a development proposal/ planning application only relates to part of a wider development site, piecemeal development may undermine the quality of development and/or the potential of the remaining land to be developed. Such development proposals that are deemed to unnecessarily restrict or prejudice the further general development of adjoining or nearby land that is potentially developable and allocated for such purposes, or is potentially developable in accordance with Plan Policies, would be contrary to the requirements of Plan Objective 1 (The most effective and efficient use of land and resources) and Policy GP10: Comprehensive Development.</p>

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Term	Description
Planning covenant	Has the meaning in Section 23 of the Land Planning and Development (Guernsey) Law, 2005. It is a legally binding document generally entered into as an agreement by the owner of any land and the Authority which can restrict the development or use of land in any specified way, can require any specified operations or activities to be carried out on the land and can require land to be used, maintained or managed in a specified way. Planning covenants will be considered for the purpose of securing affordable housing and will most usually be entered into as part of the planning application process and signed before a planning application is determined. Thereafter a Planning Covenant will be enforceable against the owner who has entered into it and any other person buying the land from the owner unless it is modified or discharged by agreement with the Authority as provided for under the Law.
Previously developed land	See 'brownfield'.
Principal use of a site	The primary use of a building or other land.
Private market housing	In general terms, private market housing is owner-occupied housing and higher-cost private rental accommodation housing.
Proposals Map	The map (or maps) attached to and forming part of the Island Development Plan that show(s) where each of the proposals and policies in the Island Development Plan will be implemented or applied.

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Term	Description
Protected Building	Has the meaning in Schedule 2 of the Land Planning and Development (Guernsey) Law, 2005. It comprises buildings, or parts of buildings, which are of special historic, architectural, traditional or other interest and which are listed on the protected buildings list. The special interest of such buildings is taken into consideration in the Island Development Plan and under the Law.
Protected Monument	Has the meaning in Schedule 2 of the Land Planning and Development (Guernsey) Law, 2005. It comprises monuments, structures, artefacts, caves, ruins and remains which are of archaeological, historic, traditional, artistic or other special interest and which are listed on the protected monuments list. The special interest of protected monuments is taken into consideration in the Island Development Plan and under the Law.
Public art	Any contribution made by artists, craftspeople, school children, etc. which is intended to be viewed by members of the public. It may be permanent or temporary.
Public realm	Those areas where the public can gain access for the purpose of passing through, meeting, visiting and spending leisure time. It generally includes publicly owned streets, pathways, right of ways, parks and publicly accessible open spaces such as squares and quayside areas.

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Term	Description
Public Safety Areas	Defined areas where there is a known possible significant risk of harm to public health and safety due to the hazardous nature of nearby land uses or where development could have a negative impact on the safe operation of an identified nearby land use. Public Safety Areas currently identified consist of the Airport Public Safety Zones, the Airport Consultation Zone and the Major Hazards Public Safety Zone. Further details and explanation are available in Annex IX: Public Safety Areas.
Putrescible waste	Solid waste that contains organic matter capable of being decomposed by microorganisms and of such a character and amount as to cause obnoxious odours and to be capable of attracting or providing food for birds or animals
RAP / Rural Area Plan	The Rural Area Plan 2005, replaced by the Island Development Plan.
Redundant glasshouse	A glasshouse or glasshouses together with ancillary structures and land where the glass and ancillary structures are no longer required or capable of being used for their authorised purpose. Often the condition of such structures will deteriorate over time through lack of use and management to leave only partial remnants of structures. Redundant glasshouse sites are required to be treated as agricultural land under planning legislation.

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Term	Description
Regeneration Area	The Regeneration Areas identify parts of the existing built environment of the Main Centres where there is scope for considerable and comprehensive redevelopment and enhancement. They are located at South Esplanade/Mignot Plateau, Lower Pollet, Le Bordage/Mansell Street and Leale's Yard. Regeneration Areas are areas where a co-ordinated and flexible approach to planning of mixed use development can achieve significant new sustainable place making, attracting inward investment and making improvements to and enhancement of the public realm and historic environment.
Registered Housing Association	Guernsey Housing Association is currently the only registered housing association on Guernsey.
Renewable energy	Renewable generation of power is achieved by means such as the harnessing of energy from wind, tidal, wave, biomass or solar sources. Renewable energy ranges from energy produced on a commercial basis at a scale at which the majority of the energy produced is used beyond the generation site, to the production of energy primarily for use on the particular site concerned and generally at a much smaller scale.
Repair and Reuse Centre	A place where there are opportunities to acquire for reuse items discarded by others. A repair and reuse centre could potentially bring other benefits to the community, such as vocational training for the unemployed.

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Term	Description
Residual waste	Residual waste refers to the material that remains after the segregation of reusable, recyclable, or compostable materials from the waste stream, either at source or through processing at a Materials Recovery Facility (MRF).
Ruettes Tranquilles	A network of public lanes where motorised traffic is encouraged to give priority to pedestrians, cyclists and horse riders in order to promote the recreational value of this resource.
Safeguarded Areas	Three safeguarded areas are identified on the Proposals Map consisting of Chouet Headland for possible mineral extraction, Les Vardes Quarry for possible freshwater storage, and Land to the east of airport land (as identified on the Proposals Map) for a possible runway extension. Safeguarded areas shall be protected from any development that may compromise their future implementation for strategically important development (See Policy IP5: Safeguarded Areas).
Site of Special Significance (SSS)	Has the meaning in Schedule 2 of the Land Planning and Development (Guernsey) Law, 2005. It comprises an area identified in the Island Development Plan as having special significance because of its archaeological, historical, botanical, geological, scientific, cultural, zoological or other special interest and which it is desirable to preserve, enhance or manage under the provisions of the Law. This is a statutory designation. At time of writing the sites identified on the proposals map as having special significance are only because of their outstanding botanical, scientific and zoological interest

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Term	Description
	which are of particular importance to the identity, character and distinctiveness of Guernsey.
Social housing	Social housing is defined by Section 2(1) of the Land Planning and Development (Planning Covenants) Ordinance, 2011. In general terms, Social Housing is owned and controlled by the Committee <i>for</i> Employment & Social Security or a registered Housing Association or any other person or legal arrangement and is reserved for households on low incomes or with other needs identified by the Committee <i>for</i> Employment & Social Security.
Special interest	Special interest is used in the Island Development Plan in relation to several kinds of special designations under the Planning Law. It refers to the special characteristics, features and setting of protected buildings and the special interest and setting of protected monuments or the character and appearance of Conservation Areas or the particular archaeological, historical, botanical, geological, scientific, cultural, zoological or other special interest of a Site of Special Significance.
Specialised housing	Specialised housing is housing units with care provided to residents such as extra care accommodation, nursing and residential homes and other accommodation for people in need of care. Generally, care staff operate on-site and residents tend to live in single room accommodation.
The States	The States of Guernsey. The Island's Government.
States of Guernsey Strategies	Strategies and policy documents and all relevant policies within them, approved by the States of Guernsey.

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Term	Description
Strategic Land Use Plan	Has the meaning in Schedule 2 to the Land Planning and Development (Guernsey) Law, 2005. It is a statutory document prepared by the Committee <i>for the</i> Environment & Infrastructure and adopted by the States which considers the land use planning implications of the strategic objectives of the States and sets out guidance and directions to the Authority to guide the preparation of new Development Plans and other statutory plans in order to achieve those strategic objectives.
Subject Plan	Has the meaning in section 9(1) of the Land Planning and Development (Guernsey) Law, 2005. It is a plan which addresses a particular issue or proposal affecting the development or use of land in Guernsey generally.
Supplementary Planning Guidance	Documents covering a range of subjects which are provided for under the Island Development Plan or another statutory plan and which provide further guidance for development on specific sites or on particular issues and add further detail based on the policies and proposals in the Island Development Plan or another statutory plan. They assist developers, applicants and planning officers in discussions prior to the submission of planning applications and provide a context for the evaluation of planning applications by the Authority.
Sustainable development	Development which meets the needs of the present generation without harming the ability of future generations to meet their own particular needs.

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Term	Description
Townscape	The character and appearance of the urban areas including features that contribute to the general feel of the area.
UAP	Urban Area Plan 2002, replaced by the Island Development Plan.
Visitor accommodation	Refers primarily to serviced accommodation such as hotels, guest accommodation and serviced apartments, non-serviced accommodation such as self-catering units and alternative accommodation such as hostels and group accommodation and includes ancillary and incidental facilities and staff accommodation associated with and located on the sites of such establishments. Camping related developments are addressed in the Visitor Accommodation Outside of the Centres policy.
Visitor economy	Not only the core services of transport, accommodation and hospitality but includes a host of other businesses that contribute to the overall visitor experience in Guernsey, including visitor attractions.
Viability (affordable housing)	Viability, in the context of affordable housing, relates to whether it is financially and economically feasible to develop a particular housing scheme on a site.
Vitality and viability of a Centre	A measure of how busy and lively a Centre is, including the diversity of uses and purposes within it, reflecting the ability of the Centre to attract people, operators and businesses. Useful in assessing change over time and the likely impact of development proposals on that vitality.

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Term	Description
Waste Management Plan	A document which demonstrates how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with.
Waste Transfer Station (WTS)	A facility to which residual waste from both household and commercial sources will be delivered to be prepared for export to an off-Island waste treatment facility.
Windfall	Windfall sites are undesignated sites that come forward for development during the Island Development Plan period which are not specifically identified in the Island Development Plan for that purpose, but for which policies exist to support its provision.
Written Statement	The text of this document, stating the various policies applicable in the Island and giving the rationale behind those policies including its annexes.