

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Erect 2 buildings containing 15 flats to north of site, erect 2 buildings containing 2 dwellings and 4 flats to west of site with associated works and alter existing vehicle access.

LOCATION: Land At, Rue De La Corbinerie, Les Oberlands, St. Martin.

APPLICANT: Guernsey Housing Association

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 24/04/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/12/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners - AA65-10695 S01-10C,11A, 12A, 13A, 14A, 15A, 16A & 17

Application Ref: FULL/2023/2391

Property Ref: J00547B000

Conditions and reasons:-

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. No development, including site works, shall begin on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- i. A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme).
- ii. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.
- iii. Details of hours of construction including all associated vehicular movement.
- iv. Details of the construction compound.
- v. A plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

Reason - In the interests of residential amenity and to ensure appropriate traffic management.

5. No development, including site works, shall begin on site until details of measures to protect existing trees and vegetation shown to be retained on the approved landscape plan, or located adjacent to the boundary on an adjacent site, have been submitted to and agreed in writing by the Authority. All identified areas shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level

shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon.

Reason - The trees and vegetation are important features in the area and to the biodiversity of the site and this condition is imposed to make sure that they are properly protected while building works take place on the site.

6. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

7. The new access hereby approved, together with the replacement of the roadside boundary and construction of a pavement, shall be completed in accordance with the approved details prior to the commencement of any other work on site, including any ground works, unless in accordance with a submitted proposal for phasing of the development agreed in writing by the Authority.

Reason - To ensure road safety during construction works on site and to limit impacts on the visual amenity of the area.

8. No cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding materials to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

9. No hard or soft landscaping shall be undertaken at the site until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) definition of the amenity areas and planting/biodiversity areas;
- ii) the treatment proposed for all hard surfaced areas, including method of laying of all permeable areas;
- iii) all existing trees, hedges and other landscape features, indicating clearly those to be removed;
- iv) the method of construction and sections of all earthbanks;
- v) full details of tree, hedge and other planting, including planting schedules, noting the species, sizes, numbers and densities of plants; and
- vi) bird, bat, bee and hedgehog boxes.

Reason - To make sure that a satisfactory landscaping scheme for the development is

agreed, in order to help assimilate the development into its surroundings and to ensure that the development provides adequate and appropriate biodiversity enhancements in line with the aims of the adopted Strategy for Nature, 2020.

10. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to ensure that the development provides adequate and appropriate biodiversity enhancements in line with the aims of the adopted Strategy for Nature, 2020.

11. No dwelling or building on the site shall be occupied until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, has been submitted to and agreed in writing by the Authority. The agreed landscape management plan shall then be fully implemented.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to ensure that the development provides ongoing biodiversity contributions in line with the aims of the adopted Strategy for Nature, 2020.

12. No dwelling or building on the site shall be occupied until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or wildlife.

13. No part of the Apartment Type 1 or Apartment Type 2 blocks (Units 1-15) shall be used or occupied until a detailed scheme for the storage of cycles for those units has been agreed in writing by the Authority, and the agreed cycle storage has been fully implemented. The provision for cycles shall thereafter be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

14. No part of each dwelling or flat hereby permitted to the south of the site (Units 16-21) shall be used or occupied until the agreed cycle storage for that dwelling or flat has been fully implemented. The provision for cycles shall thereafter be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

15. No part of any building hereby permitted shall be occupied until the permeable hardsurfacing has been laid, and the vehicle charge points and solar photo voltaics associated with that building have been installed and made operational as shown on the submitted plans.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

16. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use, unless otherwise agreed in writing by the Authority, until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

17. Units 1-15, located within the two apartment blocks to the front (north) of the site, shall be used only as Affordable Housing as defined in the Land Planning and Development (Planning Covenants) Ordinance, 2011.

Reason - To define the terms of the permission as other forms of housing would have different planning policy implications.

18. Notwithstanding the submitted plans, all windows proposed to the east elevation of the block entitled 'Apartment Type 1' and to the west elevation of the block entitled 'Apartment Type 2' shall be fixed shut and shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent).

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

19. The landscape areas hereby approved, highlighted in dark green on the approved plans and located to the north and south of the apartment blocks, along the site boundaries and within and around the parking area, shall be retained in perpetuity and shall at no time be incorporated within the domestic curtilages, amenity spaces or the parking areas associated with the dwellings and flats hereby approved.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to ensure that the development provides ongoing biodiversity contributions in line with the aims of the adopted Strategy for Nature, 2020.

20. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2007 (or any other Ordinance replacing or re-enacting that Ordinance), no gate, fence, wall or other means of enclosure and no hardsurfacing (other than any hereby expressly permitted) shall be erected, constructed, laid or placed on any part of the site.

Reason - In view of the open and undeveloped nature of the site, the provision of soft landscaping is integral to the acceptability of the development and the erection of such structures or laying of additional hardsurfacing as 'exempt development' may have an adverse visual and ecological impact. This condition is imposed to make sure that any proposals can be properly considered.

21. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - In the interests of health and safety.

Expiry Date: This permission will cease to have effect on 24/04/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the purposes of Condition 9, it is advised that, in particular, the proposed landscape scheme should address the following:

- The provision of adequate amenity space for all units, whilst maintaining adequate levels of planting/biodiversity areas;
- Supplementary planting to the site boundaries adjacent to adjoining residential property;
- Provision of defensible space to the ground floor units of the apartment blocks.

For the purposes of Condition 12, any lighting scheme should include:

1. a statement of why the lighting is needed;
2. an indication of the proposed frequency of use of the lights and the hours of illumination;
3. two copies of an accurate plan showing the areas to be lit;
4. details of the number, location, height and colour of any lighting columns or other fixtures;
5. the type, number, mounting height and alignment of the luminaires and the beam angles and upward waste light ratio for each;
6. a diagram showing the predicted levels of illumination at the site boundaries;
7. a diagram showing the predicted vertical illumination affecting any adjacent dwellings.

For the avoidance of doubt, the use of a crusher on site requires a licence under The Environmental Pollution (Air Pollution) Ordinance, 2019.

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits

against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2023/2391
Property Ref: J00547B000
Valid date: 19/12/2023
Location: Land At Rue De La Corbinerie Les Oberlands St. Martin
Guernsey GY4 6SW
Proposal: Erect 2 buildings containing 15 flats to north of site, erect 2
buildings containing 2 dwellings and 4 flats to west of site with
associated works and alter existing vehicle access.
Applicant: Guernsey Housing Association

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. No development, including site works, shall begin on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- i. A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme).
- ii. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.
- iii. Details of hours of construction including all associated vehicular movement.
- iv. Details of the construction compound.
- v. A plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

Reason - In the interests of residential amenity and to ensure appropriate traffic management.

5. No development, including site works, shall begin on site until details of measures to protect existing trees and vegetation shown to be retained on the approved landscape plan, or located adjacent to the boundary on an adjacent site, have been submitted to and agreed in writing by the Authority. All identified areas shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon.

Reason - The trees and vegetation are important features in the area and to the biodiversity of the site and this condition is imposed to make sure that they are properly protected while building works take place on the site.

6. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

7. The new access hereby approved, together with the replacement of the roadside boundary and construction of a pavement, shall be completed in accordance with the

approved details prior to the commencement of any other work on site, including any ground works, unless in accordance with a submitted proposal for phasing of the development agreed in writing by the Authority.

Reason - To ensure road safety during construction works on site and to limit impacts on the visual amenity of the area.

8. No cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding materials to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

9. No hard or soft landscaping shall be undertaken at the site until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) definition of the amenity areas and planting/biodiversity areas;
- ii) the treatment proposed for all hard surfaced areas, including method of laying of all permeable areas;
- iii) all existing trees, hedges and other landscape features, indicating clearly those to be removed;
- iv) the method of construction and sections of all earthbanks;
- v) full details of tree, hedge and other planting, including planting schedules, noting the species, sizes, numbers and densities of plants; and
- vi) bird, bat, bee and hedgehog boxes.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to ensure that the development provides adequate and appropriate biodiversity enhancements in line with the aims of the adopted Strategy for Nature, 2020.

10. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to ensure that the development provides adequate and appropriate biodiversity enhancements in line with the aims of the adopted Strategy for Nature, 2020.

11. No dwelling or building on the site shall be occupied until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than domestic gardens, has been submitted to and agreed in writing by the Authority. The agreed landscape management plan shall then be fully implemented.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to ensure that the development provides ongoing biodiversity contributions in line with the aims of the adopted Strategy for Nature, 2020.

12. No dwelling or building on the site shall be occupied until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or wildlife.

13. No part of the Apartment Type 1 or Apartment Type 2 blocks (Units 1-15) shall be used or occupied until a detailed scheme for the storage of cycles for those units has been agreed in writing by the Authority, and the agreed cycle storage has been fully implemented. The provision for cycles shall thereafter be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

14. No part of each dwelling or flat hereby permitted to the south of the site (Units 16-21) shall be used or occupied until the agreed cycle storage for that dwelling or flat has been fully implemented. The provision for cycles shall thereafter be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

15. No part of any building hereby permitted shall be occupied until the permeable hardsurfacing has been laid, and the vehicle charge points and solar photo voltaics associated with that building have been installed and made operational as shown on the submitted plans.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

16. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use, unless otherwise agreed in writing by the Authority, until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the

agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

17. Units 1-15, located within the two apartment blocks to the front (north) of the site, shall be used only as Affordable Housing as defined in the Land Planning and Development (Planning Covenants) Ordinance, 2011.

Reason - To define the terms of the permission as other forms of housing would have different planning policy implications.

18. Notwithstanding the submitted plans, all windows proposed to the east elevation of the block entitled 'Apartment Type 1' and to the west elevation of the block entitled 'Apartment Type 2' shall be fixed shut and shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent).

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

19. The landscape areas hereby approved, highlighted in dark green on the approved plans and located to the north and south of the apartment blocks, along the site boundaries and within and around the parking area, shall be retained in perpetuity and shall at no time be incorporated within the domestic curtilages, amenity spaces or the parking areas associated with the dwellings and flats hereby approved.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to ensure that the development provides ongoing biodiversity contributions in line with the aims of the adopted Strategy for Nature, 2020.

20. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2007 (or any other Ordinance replacing or re-enacting that Ordinance), no gate, fence, wall or other means of enclosure and no hardsurfacing (other than any hereby expressly permitted) shall be erected, constructed, laid or placed on any part of the site.

Reason - In view of the open and undeveloped nature of the site, the provision of soft landscaping is integral to the acceptability of the development and the erection of such structures or laying of additional hardsurfacing as 'exempt development' may have an adverse visual and ecological impact. This condition is imposed to make sure that any proposals can be properly considered.

21. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - In the interests of health and safety.

INFORMATIVES

For the purposes of Condition 9, it is advised that, in particular, the proposed landscape scheme should address the following:

- The provision of adequate amenity space for all units, whilst maintaining adequate levels of planting/biodiversity areas;
- Supplementary planting to the site boundaries adjacent to adjoining residential property;
- Provision of defensible space to the ground floor units of the apartment blocks.

For the purposes of Condition 12, any lighting scheme should include:

1. a statement of why the lighting is needed;
2. an indication of the proposed frequency of use of the lights and the hours of illumination;
3. two copies of an accurate plan showing the areas to be lit;
4. details of the number, location, height and colour of any lighting columns or other fixtures;
5. the type, number, mounting height and alignment of the luminaires and the beam angles and upward waste light ratio for each;
6. a diagram showing the predicted levels of illumination at the site boundaries;
7. a diagram showing the predicted vertical illumination affecting any adjacent dwellings.

For the avoidance of doubt, the use of a crusher on site requires a licence under The Environmental Pollution (Air Pollution) Ordinance, 2019.

OFFICER'S REPORT

Site Description:

The site comprises a single field of 0.78 acres located on the southern side of Les Oberlands in St Martin, and to the south-east of the Oberlands entrance to the hospital. The field is bounded by residential properties to the west, south, east and, across the road and at a lower level, to the north. The property to the west is located close to the property boundary and, whilst oriented to face the road to the north, has windows facing onto the application site. The whole of that site has been recognised as domestic. The northerly of the two properties to the east also fronts on to the road to the north, with facing windows in the side elevation, whilst the southerly faces towards the site. The dwelling to the south is set off the site boundary and has a heavily planted boundary to the site.

Land levels slope up from the roadside boundary to the north towards the south boundary, with levels increasing more significantly to the adjacent property to the south. The roadside boundary is formed by an earthbank and planting. The west boundary is formed by a low bank (primarily resulting from a slight change in levels to the adjacent property) and low level vegetation forward of the dwelling on the adjacent property, and continues, supplemented by trees, to the rear of that dwelling. The south boundary is heavily vegetated, rising to a hedge interspersed with deciduous trees along the boundary with the adjacent property. The rear of the east boundary is heavily vegetated, and includes small deciduous trees. The forward part of that boundary is open to an access drive and parking area serving the rear residential property. The boundary on the other side of the drive is formed by a low bank and hedging.

The site is located within the St Peter Port Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

FULL/2022/0966 Erect 8 dwellings with associated landscaping and vehicle access (revised scheme). Approved 23/03/2023

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

Permission is sought under this application for the erection of two buildings containing 15no 1 bed flats at the front (north) of the site, and two pairs of semi-detached buildings to the rear (south) of the site, each pair containing 1no 3 bed dwelling, 1no 2 bed flat and 1no 2 bed maisonette. The existing vehicular access in the north-east corner of the site would be adapted to serve the new development,

retaining access to the existing dwelling to the east of the site. A parking area in the centre of the site would provide 14 car parking spaces.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

MC2	Housing in Main Centres and Main Centre Outer Areas
GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
GP11	Affordable Housing
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking
IP9	Highway Safety, Accessibility and Capacity

Representations:

5 letters of representation were received in respect of the application as initially submitted, raising the following points:

- The land was rezoned in 2016 without the surrounding properties being informed;
- The proposal will erode natural habitats and result in loss of a green field;
- The previous application reduced the density of the scheme from 9 to 8 dwellings, whereas the current application increases the density to 19 flats and 2 dwellings, too many for this land area;
- The height of both of the proposed buildings would exceed that previously approved;
- The development will not fit in with the immediately surrounding dwellings, many of which are single storey, in terms of look, height or size;
- Additional foot and vehicle traffic on a heavily congested lane, without a public footpath, impacting on road use and posing a danger to road users. A Traffic Impact Assessment should be done;
- Insufficient parking is proposed for the number of properties;
- Impact on neighbouring properties:
 - Loss of outlook;
 - Overshadowing:
 - The shadow assessment only extends to 3pm, and doesn't account for evening shadowing when outside spaces are in use;
 - The main aspect of the property to the east is towards the site, including three large windows, and the proposed buildings will stand 2m higher than the ridge of the adjacent property. This impact will be exacerbated by new fencing and planting along the property boundaries;
 - Loss of privacy, including:
 - Windows to side elevations of buildings;

- The impact on the adjacent property to the west would be the same as under the previous application, and it is requested that the requirements of Condition 6 and the associated informative in respect of fencing to the intervening boundary are reiterated;
 - There have been other developments in this area, resulting in properties feeling “boxed in”;
 - Increased noise disturbance resulting from an additional 50+ residents; and during the course of works;
- Inaccuracies on application form
 - Removal of hedging/trees – The whole roadside boundary is being removed;
 - Location in a flood area – The entrance to the hospital is frequently flooded after rain and the impermeable surfaces now proposed will exacerbate that, contrary to GP9.

1 further letter of representation was received in respect of the revised plans, reiterating the points raised above and noting that the shrubs/bamboo to the south-east would not provide screening to the properties in that direction.

Consultations:

La Societe Guernesiaise comment as follows:

La Societe remains concerned over the reclassification of agricultural land to allow new development. However, as the Island Development Plan currently permits the consideration of such applications under certain circumstances, we seek to optimize ecological gains in such cases wherever possible.

We note that the application includes outline biodiversity measures such as provision for native landscaping and bird/bat boxes. Whilst we welcome these measures, we would highlight that the success of such initiatives is highly dependent on the finer details. For example, bird and bat boxes need to be aimed at appropriate species, be of a suitable design and installed in particular locations. Similarly, soft landscaping will host far more biodiversity if native and near-native species are used rather than non-native amenity species. We therefore welcome the intention to focus on native species throughout the development.

The information included in the application refers to Coal and Marsh Tits, Tree Sparrow, Pied Flycatcher and Nuthatch. None of these species currently breed or are likely to breed on the island; Nuthatch and Marsh Tit have never been recorded in Guernsey. This emphasises the need for applicants/developers to seek suitable professional advice regarding the installation of bird and bat boxes in local developments.

We also wish to express our concern regarding the proposed landscaping as some suppliers do not have adequate expertise to advise on which plant species are native to the island. As such, a significant proportion of plant stock is planted in the erroneous belief that it is beneficial to local biodiversity.

With this in mind, we wish to advise that La Societe would be able to assist with matters relating to biodiversity, for example to arrange surveys of the existing site and to provide recommendations on how the project could be enhanced in terms of its ecological value by incorporating appropriate native planting and with matters regarding the subsequent maintenance of the site.

The Office for Environmental Health and Pollution Regulation comment as follows:

I have reviewed the proposed plans for La Rue De La Corbinerie which were received via email on 11th January 2024 and there are a number of issues of concern that I must raise.

Firstly, due to the location of the site that is in close proximity to other properties, and its size, I am recommending the below Construction Environmental Management Plan (CEMP) condition. Secondly, in a land parcel adjacent to the site there is evidence of tanks and thus the probability of heat greenhouses therefore I am recommending the below condition in regard to a contaminated land discovery strategy. Finally, I have reviewed the document 'Waste Management Plan: November 2023'. I note that this makes reference to crushing various materials onsite for re-use as hardcore and aggregate. I would therefore like to use this opportunity to remind the applicant that the use of a crusher requires a licence under The Environmental Pollution (Air Pollution) Ordinance, 2019.

Construction Environmental Management Plan (CEMP)

Prior to any demolition a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- i. A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme).
- ii. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.
- iii. Details of hours of construction including all associated vehicular movement.
- iv. Details of the construction compound.
- v. A plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

Discovery Strategy

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to Planning Services a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Department for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Traffic and Highways Services have made no comment in respect of the current application, however commented in respect of the previous application as follows:

Based on the plans supplied with the application and a site visit to assess the road geometry, THS are satisfied that the design of the access shown would enable a driver egressing the site to have a full visibility splay and that both the oncoming and approach sightlines would be met.

From a road safety perspective, THS welcomes that the design incorporates a pedestrian footpath in front of the dwellings that border the carriageway. As a road section which is a main walking route to the PEH site, and the residential properties in the Oberlands and Corbinerie areas which has no dedicated pedestrian infrastructure, the inclusion of the pedestrian footpath outside the dwellings affords pedestrians in the road section a safe refuge area from passing vehicles. Due to the road geometry, 85th percentile speeds were estimated in the order of 20mph past the site.

From a traffic management perspective, the road section is classified as a Local Circulation Route in the Road Hierarchy and therefore evidence a peak hourly vehicle flow of between 300-600 vehicles per hour. From previous observations by THS staff in the road section, vehicle movements are at the lower end of this range. Therefore, the anticipated vehicle movements relating to the proposed development do not raise traffic management concerns.

Having checked the RTC statistics for the road section from the last five year period, THS can state that from the data supplied by Guernsey Police, that there have been no reported RTC's in the road section during this period.

On the basis of the above, THS would not object to the application on either traffic management or road safety grounds.

Summary of Issues:

Mix and type of accommodation;
Design and impact on openness, visual amenity and character of the area;
Impacts on biodiversity and provision of landscaping;
Amenity of the proposed units;
Highway safety, provision of access and parking;
Impact on neighbour amenity;
Sustainable development.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Planning history and policy context

Permission has previously been granted for the construction of eight new private market dwellings at this site, laid out with four 3 bed dwellings across the rear (south) of the site, arranged as two semi-detached pairs, and four dwellings to the front (north) of the site, split into two semi-detached pairs, 2no 3 beds and 2no 2 beds, either side of a central access point. The dwellings to the rear of the site comprised 2.5 storey buildings, whilst those to the front of the site were 2 storey. A parking area for 12 vehicles was approved in the centre of the site. There has been no change in policy context or to the physical characteristics of the site subsequent to the grant of that permission.

The principle of residential development of the site, zoning of the land within the Island Development Plan and loss of agricultural land were addressed in the report for the previous application and the current proposals would not change the assessment in respect of those issues.

Mix and type of accommodation

The current proposal is for the creation of 15no 1 bed flats to the front of the site, and 2no 3 bed dwellings, 2no 2 bed flats and 2no 2 bed maisonettes to the rear of the site.

The one-bedroom flats at the front of the site are stated to form key worker accommodation for hospital employees, to be managed by the Guernsey Housing Association. These flats would fall within the definition of Affordable Housing as set out within the Land Planning and Development (Planning Covenants) Ordinance, 2011 and for the purposes of Policy GP11. The current States' Strategic Housing Indicator was agreed by the States in March 2023. The States agreed that the

Affordable Housing Indicator for the 5-year period of 2023 – 2027 be set at 721 units (Social Rental and Partial Ownership tenures only) of additional accommodation. In addition to this are key worker and specialised housing tenure requirements that also fall within the overarching 'Affordable Housing' definition. In total, it is estimated that in the region of 1,000 units of Affordable Housing are required over the next 5 years if Guernsey is to meet its housing requirements in these tenures. The provision of one-bedroom units as proposed under this application reflects the predominant requirements in this sector and, comprising 71% of the unit provision on the site, would meet the requirements of Policy GP11. To ensure that the units remain within the affordable housing sector, and compliant with Policy GP11, it is recommended that the use of the units is controlled by condition (Condition 17).

The buildings to the rear of the site are to be retained as private market accommodation. The units now proposed would represent a better mix of accommodation, more reflective of current housing requirements in that sector, than the previous approval. Whilst the two private 3 bed dwellinghouses include a large and easily separated dressing room at second floor level, this represents adaptable accommodation as promoted under Policy GP8, and represents a small proportion of the overall accommodation being provided at the site.

In respect of the greater number of units proposed under this application, it is noted that these generally comprise a smaller size of unit than previously approved. Whilst the number of units proposed under the previous application was reduced from 9 to 8 during the course of consideration, this was due to the size and impacts of the built form on the site, and not due to the number of units per se. The impacts of the greater number of units proposed under this application will be assessed below, specifically in terms of the impacts on visual amenity, highways, neighbour amenity and parking.

Design and impact on openness, visual amenity and character of the area

Policy GP8 (Design) sets out a number of criteria which development will be expected to address to ensure that a scheme achieves high standards of design which respect the character of the environment. Policy GP1 (Landscape Character and Open Land) further seeks to resist unnecessary loss of open land which would have an unacceptable impact on the open landscape character of an area.

The site is located on the fringe of St Peter Port, with high density development located to the east, to the west of Les Frieteaux, giving way to a lower density of development immediately to the east of the site and across the road to the north. Scattered residential properties are located to the south of the site and a single residential property separates the site from open land to the west. The hospital site is located to the north-west.

The site is visible from Les Oberlands along the site boundary with that road and for a short distance to the north-east, approaching from the roundabout at Ruettes Brayes/Ville au Roi/Les Frieteaux, however the road layout and position of built form

to that side of the site limits views from much of the road. The site is visible for a longer distance from La Rue de la Corbinerie to the north-west/west of the site, both forward of the dwelling to the west of the site and to the rear of that dwelling, across the open fields to the west. The sites forms a break in the established development, enhanced by the existing roadside boundary.

In considering the previous application, it was acknowledged that development at the site would inevitably result in the loss of open land. Taking into account the site context, the fact that the land was not protected by specific designation, and that policy allowed for development, it was however considered, on balance, that development could be supported, provided such development respected the building line along the road and incorporated appropriate landscaping to mitigate impacts.

It was also noted that the surrounding built form incorporates a mix of building heights and forms, and that policy identifies that, whilst new development should acknowledge the surrounding built form, flexibility in the design of development will be allowed.

The development proposed at the front of the site under the current application remains set back from the roadside, respecting the building line along the road and retaining green space adjacent to the road, and staggered to minimise the bulk of the buildings.

The site has now been extended to include the driveway along the east boundary, and the access road into the site has been repositioned to the east of the site. The western of the two blocks (Apartment Type 1), is of substantially the same footprint as the building previously approved in that location, and is similarly positioned on the site. The eastern block (Apartment Type 2) is of similar set back from the roadside but of larger footprint than previously approved, with the footprint extended over the area formerly proposed to comprise the access road in the centre of the site.

The design of the buildings takes a similar form to that previously approved although, with the greater width to Block 2 and incorporating a c2.5m increase in ridge height to both Blocks, the development would be of greater scale and bulk than those previously approved. The development would however make an efficient use of land, providing required accommodation, and the forward facing gables, balconies and materials break up the massing of the buildings.

The buildings to the rear of the site are located on substantially the same footprint as those previously approved, fractionally further from the side boundaries and slightly closer to the rear boundary. Whilst the building form remains similar, the current proposal includes an additional storey to the buildings, increasing the ridge height from 8.7m to 11m. Taking into account the position on the site, the reduction in ground level, and the distance to public vantage points, the proposed increase in scale is not however considered to result in significant additional visual impacts.

Overall and on balance, the proposed design is considered acceptable. Details of the proposed cladding should however be required by condition (Condition 8).

Impacts on biodiversity and provision of landscaping

As identified under the previous application, the majority of the site is not of particular conservation significance, however comprises a grassland habitat which could support a wide range of plant species, attract pollinating insects and support carbon capture. The site boundaries, and in particular that along the roadside, also have high biodiversity value and the site overall is likely to have value as a wildlife corridor. The development of the site as proposed will inevitably adversely affect these features, to an extent which cannot be entirely offset. A development does not however currently have to demonstrate biodiversity net gain, but provide enhancements to mitigate the impacts arising.

Whilst the loss of the existing roadside boundary bank and planting is unfortunate, this was previously accepted due to the road safety enhancements arising and on the basis that a replacement planted bank would be formed along the length of the boundary, construction and implementation of which can be controlled by condition (Conditions 7 & 9).

The current application continues to propose excavation to provide a level developable area, but retains a planted buffer of existing and new planting along the rear and side boundaries of the site. Additional planting would also be undertaken on the land between the front of the forward buildings and the roadside boundary, and to the rear of those buildings. Whilst the green spaces proposed remain limited in size and fragmented across the site, overall these represent a marginal increase over the areas approved under the previous application. It remains the case that those areas would provide opportunity for a more diverse and appropriate range of planting at the site, complemented by the retention of existing and introduction of supplementary planting along the site boundaries. Additional wildlife measures, such as the inclusion of bat, bird, bee and hedgehog boxes, are also proposed and can be controlled by condition (Conditions 9 & 10).

On balance it is considered that, subject to the protection of existing vegetation (Condition 5) and provision of a detailed landscaping and biodiversity scheme (Condition 9), including management of the areas highlighted for planting (Condition 11), the scheme could provide sufficient enhancements to address the requirements of the Strategy for Nature. To prevent encroachment of the parking and other hardsurfaced areas into the surrounding planting areas, it is recommended that a condition be applied controlling the extent of hardsurfacing at the site (Condition 20).

Amenity of the proposed units

The accommodation across the site has been designed to exceed the Nationally Described Space Standards and the layout of the dwellings has been designed to meet the principles of Lifetime Homes. Whilst the upper units to the rear of the site are accessed by stairs and will not therefore be fully compliant, the stairs will meet Part M of the Building Regulations.

The private market housing all benefits from some form of allocated external amenity space. The allocated space is not extensive and, although located to the south of the buildings, is likely to suffer from some overshadowing as a result of the topography and boundary planting. In addition, the patio areas associated with the flats could be overlooked by the patio doors serving the maisonettes above. On balance however, the amenity spaces are considered adequate to serve the proposed units.

In respect of the keyworker accommodation, with the exception of Units 5 & 8, the upper floor units would all benefit from balconies, providing limited private external space, although these would be north facing, overlooking the adjacent road. The ground floor units all have sliding doors on to the land immediately outside of those doors, however details would be required to demonstrate how these areas would be demarked to provide defensible space outside of the windows for each unit. This could be dealt with as part of the landscaping scheme (Condition 9). A limited number of “rotary dryers” are shown to the rear of the buildings, and a courtyard is shown to the front of the buildings, which could be used for amenity space, despite its location adjacent to the bin storage area. The remainder of the land surrounding the building is allocated for biodiversity planting, and could not be used for amenity provision. The supporting information indicates that this would be sufficient provision for units of the nature proposed, and that provision of large communal areas can result in disturbance to nearby properties. On balance the proposed amenity areas are considered adequate for the proposed units.

The arrangement of the buildings would prevent any significant inter-visibility within the site or overlooking from adjacent properties.

Highway safety, provision of access and parking

In respect of road safety and traffic management, the comments made by Traffic and Highway Services in respect of the previous application are reproduced above. The current proposal, whilst increasing the number of units at the site, would only increase the parking provision by 2 spaces. This increase would not significantly alter the number of vehicle movements from the site, and would not therefore alter the previous assessment in respect of traffic management. The proposal also retains the provision of a public footpath along the north boundary, previously supported.

The previous application proposed a new site access in the centre of the roadside boundary, retaining the existing access point, whereas the current application

proposes to alter the existing access to serve the development, whilst maintaining access to the adjacent dwelling to the east. The proposal would therefore reduce the number of access points on to the highway. The submitted plans also demonstrate that the proposed access design would meet the THS standards.

Taking into account the above, the proposal is found to comply with Policy IP9 (Highway Safety, Capacity and Accessibility). To ensure the appropriate management of construction traffic and to limit visual impacts, it is however recommended that the access, including construction of the pavement and roadside banks, be completed prior to works commencing on the remainder of the development (Condition 7).

In respect of parking provision eleven parking spaces will be allocated to the private market housing, 2no spaces for each of the dwellings, 2no spaces for the maisonettes, 1no space for the ground floor flats and 1no space for visitors. This provision falls within the maximum parking standards and accords with Policy IP7.

Three parking spaces at the site will be allocated for the key worker accommodation, with additional parking to be provided on the hospital site, if required. Whilst this provision would fall well below the maximum parking standards, the intended occupants would be employed at the adjacent hospital site, and it is therefore anticipated that on site parking requirements would be low. Taking into account the location of the site on the periphery of the Main Centre, with good connections into the Centre, and the condition previously recommended to ensure the use of the accommodation remains as proposed, the parking provision is considered acceptable.

To ensure that the parking provision is not increased without a full assessment by the Authority, in respect of both impacts on traffic management and provision of landscaping, it is recommended that the extent of parking/surfacing is controlled by condition (Condition 20).

Secure cycle storage is provided for all of the private market units, either within sheds to the rear of the buildings, or below the access stairs to either side. A cycle shelter is also provided to the rear of the key worker accommodation, which would be of adequate size to provide the 16 spaces required under the Parking Standards. Details of the key worker cycle storage and implementation of all cycle storage can be controlled by condition (Conditions 13 & 14).

Impact on neighbour amenity

The site is bounded by residential properties to the east, south and west, and across the road to the north.

In respect of the properties to the north of the site, the position of the dwellings and amenity spaces on those properties, the distance from the development and the intervening public highway would prevent any significant impacts on the amenity of those properties.

All three of the properties immediately adjacent to the site (White Knights to the west, Jabula to the north-east and Chandeliers to the south-east) have windows facing into the site, albeit that those serving White Knights and Jabula are in the side elevations of those dwellings, and amenity spaces abutting the application site. Whilst it is appreciated that at present those properties enjoy a view over open land, private views are not protected under planning law. The proposed site layout and positioning of the buildings on the application site, whilst changing the view from the windows of those properties, would not result in a loss of outlook. The re-positioning of the access road would bring it closer to Jabula, however a planted buffer would be retained, further details of which can be controlled by condition (Condition 9).

In respect of overlooking of the properties to the front of the site (White Knights and Jabula), two full length windows are proposed at each level to the east elevation of the Apartment Type 1 block, serving dining areas, and one full length window and one smaller window at each level to the west elevation of the Apartment Type 2 block, serving dining areas and bathrooms respectively. To ensure those windows do not overlook the adjacent properties it is recommended that the decision is conditioned to require those windows to be obscurely glazed and fixed shut (Condition 18).

In respect of the properties to the south and south-east of the site, Chandeliers is referenced above. The dwellings on the other properties to the south and south-east of the site (Windy Trees and Bramall House) are set away from the site boundaries, although with windows facing into the application site. The boundary to Windy Trees is formed by a bank and hedging, abutting the parking area associated with that property and is supplemented by tree planting adjacent to the amenity space associated with that property. The boundary to Bramall House is also planted, however is lower in places and abuts the amenity space associated with that dwelling. There are further dwellinghouses located to the south of Bramall House, fronting on to Les Friteaux and with amenity spaces to the rear.

The key worker housing at the front of the site would not impact on these properties.

The ground levels to the rear of the site would be reduced to accommodate the footprint of the private market housing, and the patios to the rear of those buildings. The first floor of the accommodation within those buildings would therefore be level with ground level on the adjacent property to the south and the ground levels and existing boundary treatment would prevent any overlooking of the property to the south from the ground and first floor fenestration. At second floor level opening doors and Juliet balconies are proposed however, taking into account the relative

heights, distance from the boundary, existing and proposed boundary treatment and use of the adjacent land, any impact on the amenity of the adjacent property would not be sufficient to warrant refusal of the application.

In respect of Bramall House and the adjacent properties to the south, the relative levels, distance and orientation of the proposed buildings to the boundary, together with the supplementary planting proposed, would limit any potential overlooking from the fenestration in the buildings. As initially submitted, there were concerns regarding potential overlooking from the first floor access doors to the outer gables of the buildings, and the associated external landing space. Following deferral these areas have been enclosed, preventing overlooking. Overall therefore, any potential impact on the adjoining properties to the south-east would not be sufficient to warrant refusal of the application.

As part of the landscaping scheme it is proposed to supplement all of the site boundaries, and details are required under Condition 9. As part of the assessment of the detailed scheme, particular consideration will be given to areas where the boundary is less robust, including the boundary to the dwelling and amenity space associated with Whiteknights to the west, the boundary to the amenity space of Bramall House to the south-east and Jabula to the east.

Following deferral, a shadow analysis has been provided to demonstrate potential shadowing from the proposed development. The analysis demonstrates that the orientation and positioning of the buildings on the new development relative to the dwelling and private amenity space on the property to the west would prevent any significant impacts on that property in terms of loss of light and overshadowing. In respect of the properties to the east, the analysis demonstrates little to no impact at the summer and winter solstices. At the equinoxes, the analysis indicates no overshadowing at 3pm but some shadowing of the external amenity space and the windows serving the living areas of the property to the south-east by 5.30pm and, whilst not entirely clear due to merging with the purported boundary shadow, it appears there may also be some shadowing to the facing windows in Jabula at that time. Average sunset in March is 6.15pm and September 7.26pm (www.worlddata.info). The submitted information therefore demonstrates that there will be some overshadowing of the adjacent properties, particularly that to the south-east, as a result of the proposals, however that overshadowing would be for a limited period over the shoulder months and would be balanced against the creation of new housing in a sustainable location, within the Main Centres. On balance, the extent of impact is not considered sufficient to warrant refusal of the application.

To minimise disruption during the course of works, and in accordance with recommendations from the Office for Environmental Health and Pollution Regulation, a Construction Environmental Management Plan will be required prior to commencement of work at the site (Condition 4).

Sustainable development

A Sustainability Statement has been provided setting out the approaches designed into the proposed development, including reference to the orientation of the built form, layout of the accommodation and performance in relation to the Building Regulations. Following deferral, solar panels and EV points have been incorporated on the plans, implementation of which can be controlled by condition (Condition 15).

The application correctly identifies that the site is not within a coastal flood risk zone as identified within the Royal Haskoning Flood Risk Assessment. In respect of localised flooding incidents, surface water run off will have to be dealt with on site, in accordance with requirements from Guernsey Water. All paving is proposed to be permeable and rainwater harvested as part of the surface water management. Details and implementation of the surfacing can be managed by condition (Conditions 9 & 15).

A Waste Management Plan has been submitted in accordance with the Planning Advice Note entitled Site Waste Management Plans, and implementation of this plan can be controlled by condition (Condition 16).

Conclusion

Policy MC2 (Housing in Main Centres and Main Centre Outer Areas) provides a policy gateway for the proposed development, and the mix and type of housing proposed would accord with the identified requirements for housing in the Island, in compliance with the requirements of that policy, and would include affordable housing, in accordance with Policy GP11 (Affordable Housing).

The detailed design of the amended scheme accords with Policies GP1 (Landscape Character and Open Land), GP8 (Design), GP9 (Sustainable Development), IP6 (Transport Infrastructure and Support Facilities), IP7 (Private and Communal Car Parking) and IP9 (Highway Safety, Accessibility and Capacity), as set out above, and consequently it is recommended that the application be approved, subject to the identified conditions.

Date: 19/04/2024

