

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: Demolish existing dwelling and erect 8 dwellings.

LOCATION: Chescot, Route Carre, St. Sampson.

APPLICANT: Chescot Limited

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: 15/05/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/01/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture - Pages 02.05A, 02.06A, 02.07, 02.11, 02.12A, 02.13, 02.14, 02.15A, 02.16, 02.17A, 02.18A, 02.19A, 02.20A, 02.21A, 02.22A, 02.23A, 02.24A & 02.27.

Application Ref: FULL/2024/0034

Property Ref: B01656A001

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, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 4, 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 - In the interests of visual amenity.

6. No dwelling shall be occupied until a scheme showing the provision to be made for the parking of cycles for each dwelling, under cover and secure, has been submitted to and agreed in writing by the Authority, and the agreed scheme has been fully implemented.

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

7. No dwelling 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 traffic and pedestrian safety.

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 - In the interests of visual amenity.

9. The permeable paving and electric vehicle charging points shall not be installed until details have been submitted to and agreed in writing by the Authority. No dwelling shall be occupied until the permeable paving, electric vehicle charging points, solar panels and all other sustainable design features set out in the Sustainable Design Statement (Page 02.11) have been installed/completed/made operational.

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

10. No dwelling shall be occupied until the roadside wall has been lowered and the ends of the vehicular access have been finished off using materials and a method of construction which match the remainder of the existing roadside walls.

Reason - To ensure the access has adequate sightlines and in the interests of visual amenity.

11. No development, including demolition and site works, shall begin until a Construction Environmental Management Plan, to include the details set out in the consultation response dated 30/01/2024 from The Office of Environmental Health and Pollution Regulation, has been submitted to and approved in writing by the Authority. The works shall then be carried out in accordance with the agreed Construction Environmental Management Plan.

Reason - To minimise the effect of the construction phase of the development on surrounding uses.

12. 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 - To address concerns about the potential for contaminated land.

13. 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 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.

Expiry Date: This permission will cease to have effect on 15/05/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2024/0034
Property Ref: B01656A001
Valid date: 12/01/2024
Location: Chescot Route Carre St. Sampson Guernsey GY2 4RE
Proposal: Demolish existing dwelling and erect 8 dwellings.

Applicant: Chescot Limited

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, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 4, 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 - In the interests of visual amenity.

6. No dwelling shall be occupied until a scheme showing the provision to be made for the parking of cycles for each dwelling, under cover and secure, has been submitted to and agreed in writing by the Authority, and the agreed scheme has been fully implemented.

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

7. No dwelling 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 traffic and pedestrian safety.

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 - In the interests of visual amenity.

9. The permeable paving and electric vehicle charging points shall not be installed until details have been submitted to and agreed in writing by the Authority. No dwelling shall be occupied until the permeable paving, electric vehicle charging points, solar panels and all other sustainable design features set out in the Sustainable Design Statement (Page 02.11) have been installed/completed/made operational.

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

10. No dwelling shall be occupied until the roadside wall has been lowered and the ends of the vehicular access have been finished off using materials and a method of construction which match the remainder of the existing roadside walls.

Reason - To ensure the access has adequate sightlines and in the interests of visual amenity.

11. No development, including demolition and site works, shall begin until a Construction Environmental Management Plan, to include the details set out in the consultation response dated 30/01/2024 from The Office of Environmental Health and Pollution Regulation, has been submitted to and approved in writing by the Authority. The works shall then be carried out in accordance with the agreed Construction Environmental Management Plan.

Reason - To minimise the effect of the construction phase of the development on surrounding uses.

12. 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 - To address concerns about the potential for contaminated land.

13. 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 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.

OFFICER'S REPORT

Site Description:

The site consists of a detached pitched roof dwelling with a substantial single storey garage/outbuilding to the side (north). The site is situated to the west of Route Carre and is bounded to the south, north and west by residential properties and to the south-west by the M&S car park. The site is in the L'Islet Local Centre and approximately 60% of the south and eastern section of the site is within a 1:250 year flood risk zone.

Relevant History:

27/10/2023 – PREA/2023/1675 – Pre-application advice regarding a housing development.

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested to demolish the existing and erect 8 dwellings comprising of four pairs of semi-detached houses with four, 2 storey, semi-detached 2 bedroom dwellings fronting onto Route Carre and four, 2½ storey, semi-detached 3 bedroom dwellings to the rear of the site. The development would be served by a centrally located access which provides access to a large turning and parking area located between the front and rear dwellings.

The dwellings are proposed to be finished with a mix of rendered, brick and millboard clad walls, grey aluminium or uPVC fenestration and a natural slate roof.

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

Policy LC2: Housing in Local Centres

Policy GP8: Design

Policy GP9: Sustainable Development

Policy IP6: Transport infrastructure and support facilities

Policy IP7: Private and Communal Car Parking

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

Three objections were received in response to the original application, including an objection from the Constables of St Sampson (which is set out in full below), the main points are as follows:

- Height of development is not in keeping with surrounding properties which are mainly 1½ storeys.
- Impact on neighbouring property to the west due to loss of privacy within garden and the house from dwellings 5 to 8. Would not object to the development if the height was lowered to 1 or 1½ storeys with rooflights.
- Design and impact on the character of the area.
- Traffic management issues.
- Noise and disturbance during construction.

The Constables of St Sampson, 09/02/2024

"We refer to the above application to erect 8 new dwellings in place of an existing single dwelling.

The proposed site is located just to the north of M&S on Route Carre and to the south of Ker Maria retirement homes and the notoriously difficult Maladerie Road/Sandy Hook junction.

As mentioned by the applicant there are significant vehicle movements into the M&S site and given its close proximity drivers and pedestrians accessing the proposed development will need to be aware of the actions of drivers approaching the store from the north and of vehicles and pedestrians entering and exiting the busy store car park. Increased vehicle movements from the proposed new development could heighten the potential for accidents arising in the immediate vicinity although the design of the new access does its best to ensure adequate visibility for all road users.

It is noted that the development provides for 18 car park spaces (including two visitor spaces) and that two of the car parking spaces are located very close to the site entrance. In particular vehicles leaving space '3a' could come into direct conflict with vehicles entering the site, especially vehicles turning left from the direction of M&S.

Provision for pedestrians is by way of a single pavement to the north of the site. It is assumed that this will have dropped kerbs to assist pedestrians with mobility issues. Arguably the pavement would be better suited on the southern side of the access road as vehicles exiting north may not be aware of pedestrians waiting to cross as they look right for oncoming traffic. That said it is acknowledged that the majority of vehicle movements are likely to be right turns out of the site and left turns in.

In light of the above observations the Douzaine believes the proposed density of the new development is excessive given the constraints of the site and its proximity to a number of existing 'busy' property accesses in the area".

Three objections were received in response to the revised application, including an objection from the Constables of St Sampson, the main points are as follows:

- Revised plans have not addressed concerns previously raised including impact on neighbouring property to west, height of development or traffic management issues.
- Impact on neighbouring property to the south due to noise and loss of privacy.
- Concerns were raised about the existing levels of congestion in the area and the additional properties which will further increase traffic in the area.
- The Constables advise that they have no further comment to make as their first representation was centred around sightlines etc. and the revised plans have not changed in this regard.

Consultations:

The Office of Environmental Health and Pollution Regulation, 30/01/2024

"I have reviewed the proposed plans for Chescot, Route Carre which were updated on the live planning applications webpage on the 19th January 2024 and there are a number of issues of concern that I must raise. I note that there is a history of greenhouses on the site, I would be concerned about potential land contamination from this industry. Therefore, I am recommending the below contaminated land discovery strategy condition. Due to the size of the development and proximity to local residents I am recommending the below condition in regard to a Construction Environmental Management Plan (CEMP). OEHPR have also received lighting complaints from residents in this area previously, this coupled with the fact this is a development of 8 properties I would expect there to be some consideration given to the external lighting of the development. As such, I am recommending the below condition in regard to external lighting.

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 movements
- 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.

External Lighting

No development shall take place until details of external lighting have been submitted to and approved in writing by Planning Services. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by Planning Services.

I would be grateful if these issues are considered during the determination of this application”.

Traffic and Highway Services – No response received.

Summary of Issues:

The main issues in deciding this application are:

1. The principle of housing development on this site.
2. Design and impact of the development on the appearance and character of the area.
3. The impact of the development on the amenity of people living in the area.
4. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
5. Road safety and traffic management.

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).**

The principle of housing development on this site

As set out in Policy LC2, the Island Development Plan is required 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 and the Spatial Policy. The site is located within the L'Islet Local Centre and is not identified as Important Open Land. As such Policy LC2 supports proposals for housing

where the scale is appropriate to the centre concerned; where able to accommodate a variety of dwellings the proposal provides an appropriate mix and type of dwellings; and the proposal accords with other relevant policies of the Island Development Plan.

The scale and density of the development is appropriate to maintain the character of the Local Centre and will not negatively affect or undermine the Main Centres and the Spatial Policy.

With regards to the mix and type of dwellings proposed, current evidence regarding private market housing suggests a need for homes of mainly 1-3 bedrooms, with an emphasis on 2 bedrooms. The current housing indicator numbers was recently published on the Planning Service website in December 2023. Prior to this the evidence for private market housing suggested a need for homes of 1-3 bedrooms, with an emphasis on 2 and 3 bedrooms. As this current scheme was well established prior to the publication of the updated housing indicator numbers, with pre-application advice provided in late October 2023, in this case it is reasonable to provide a greater degree of flexibility around the mix and type, taking into account the proposed mix and type of housing based on the former evidence. As a result, the proposal for a mix of 2 and 3 bedroom dwellings broadly reflects housing need and is considered to be appropriate, taking into account the size and nature of the site and the character of the surrounding area.

Design and impact of the development on the appearance and character of the area

The proposed dwellings form a coherent residential clos which respect the layout of surrounding properties. The 2 or 2½ storey design of the proposed dwellings is higher than the majority of neighbouring properties along Route Carre and the rear units (5-8) will be approximately 0.5m higher than the existing M&S building. As a result, the dwellings will be more prominent and have a greater presence within the street scene and from surrounding viewpoints, including from the M&S car park. However, multi-storey units are encouraged by Policy GP8 as a means of making a more efficient use of land and there are examples of 2 and 2½ storey buildings within the area. Consequently, the scale, height and siting of the proposed dwellings could be assimilated within the street scene and is unlikely to have a significant adverse effect on the character and appearance of the area.

As a whole, the layout, general appearance, composition and materials of the proposed dwellings achieve a good standard of design. An indicative soft landscaping scheme has been submitted which has the potential to conserve the character and appearance of the area. To further enhance the character and appearance of the area and to minimise the visual impact of the development, it is recommended that tree planting is undertaken within the frontage of units 1, 4 and 8, this can be dealt with by condition. Provided that the alterations to the access and roadside walls are carried out to match the construction and materials of the existing walls, the proposal will respect the character of the local built environment, in accordance with Policy GP8.

The impact of the development on the amenity of people living in the area

The site is bounded by residential properties to the north and partially bounded by residential properties to the west and south. The layout of the dwellings and the depth of the rear gardens of units 5 and 6 will result in some overlooking of neighbouring properties. However, units 5 and 6 are set back 10 metres from the boundary with the neighbouring property to the west and together with the layout of the neighbouring property, with the area most affected being towards the end of the neighbour's garden and over 15 metres from the rear elevation of the neighbour's dwelling, the degree of harm caused by the loss of privacy is unlikely to have a material adverse effect on the amenities of neighbouring residents to the west. Due to a combination of the siting and scale of the proposed dwellings, the orientation and positioning of windows and the distance to neighbouring properties, the proposal is unlikely to have a material adverse effect on the amenities of neighbouring residents to the north and south.

Due to the size of the development and its proximity to neighbouring residents, the Office of Environmental Health and Pollution Regulation recommend that a Construction Environmental Management Plan is submitted prior to the commencement of works in order to minimise potential impacts during the construction phase. This can be dealt with by condition.

The Office of Environmental Health and Pollution Regulation advise that they have received lighting complaints from residents in this area previously and together with the scale of the development it is recommended that details of external lighting are submitted. This can be dealt with by condition.

Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings

The proposed dwellings all substantially exceed the Guernsey Technical Standards minimum internal space standards and exceed the best practice minimum internal space standards which are published on the Authority's website. All of the proposed dwellings are dual aspect and would benefit from good levels of daylight and sunlight. The layout of the development achieves an adequate level of privacy for all units. All of the dwellings have access to modest gardens, and when combined with the access to nearby public open space along the coast at L'Islet, the provision of outdoor space would be adequate for the type and nature of the dwellings that they would serve. Overall the proposed dwellings are likely to provide an adequate living environment.

Road safety and traffic management

Route Carre is designated as a Traffic Priority Route. A section of the roadside wall is proposed to be lowered in order to create adequate sightlines from the access. The positioning of the parking spaces 2a and 3a at the entrance to the site is not ideal and may result in some minor traffic delays as vehicles manoeuvre into and out of the spaces. However, sightlines towards the access along the highway are good and the siting of these parking spaces is unlikely to cause any significant road safety

issues. The scale and density of the development would have a negligible impact on traffic movements within the area.

There are no set standards for car parking within Local Centres. The proposed dwellings would have 2 car parking spaces each with a further 2 visitor parking spaces for the entire site. The proposed parking provision is proportionate to the type and nature of the dwellings in this Local Centre location. All of the dwellings include a small bike barn which is proposed to be used for bicycle storage. However, it is unclear whether the bike barns would provide sufficient storage space and further details of the bike barns or an alternative bike barn or shed would be required to ensure that there is sufficient secure and covered bicycle storage, this can be dealt with by condition.

Overall the proposal is unlikely to result in any significant road safety or traffic management concerns and the proposal accords with Policies IP6, IP7, IP9 and the adopted Parking Standards.

Other matters

Policy GP9 is wide-ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings, flood risk and surface water run-off, renewable energy, the use of materials and the management of waste. The application is supported by a Sustainable Design Statement which sets out how the development has been designed to take into account sustainable design principles. Information has been submitted to indicate that the dwellings will exceed Building Regulations in terms of thermal efficiency, that energy efficient lighting will be used and all of the dwellings include solar panels and electric car charging points. A Waste Management Plan has been submitted detailing how waste is to be minimised and managed. Overall the layout and form of the development and the information submitted is sufficient to demonstrate that the development has been designed to take into account the use of energy and resources, in accordance with Policy GP9.

Approximately 60% of the application site is located within a 1:250 year flood risk area. To address the potential flood risk the agent advises that the main driveway, parking areas and pathways outside of each dwelling will comprise of permeable paving as part of a Sustainable Drainage System. Considering the relatively low level of risk, the measures proposed are sufficient to demonstrate that the development has been designed to be resilient to flooding.

The layout and ground floor facilities of the dwellings are sufficient to demonstrate that the development provides adequate accessibility and offers flexible and adaptable accommodation, in accordance with Policy GP8.

It is recommended that a condition is attached to the decision notice to address the concerns raised by The Office of Environmental Health and Pollution Regulation regarding the potential for contaminated land.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved, subject to conditions.

Date: 14/05/2024