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 10 flats, erect 3 dwellings, change of use of agricultural land to domestic garden (33sqm), alterations to vehicle access and associated works.

LOCATION: Cranwell House, La Route Du Picquerel, St. Sampson.

APPLICANT: Hillstone Guernsey 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: 21/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture Ltd: 2447/02.01A, 02A 03A, 04A, 05A, 06B, 07A, 08A & 09B
JG Architecture Ltd: letter dated 14/04/2025
Hillstone Guernsey Ltd: HS-Melody Press Rev 1.

Application Ref: FULL/2025/0754

Property Ref: B01762A000 + B017630000 + B01833A000

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. (i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)c of

this condition that any remediation scheme required and approved under the provisions of subjection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

a) as built drawings of the implemented scheme;
b) photographs of the remediation works in progress;
c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i) c. of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels and finished floor levels of the dwellings, have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity and to protect the reasonable amenities of neighbouring residents.

6. Notwithstanding the details submitted, the 1st and 2nd floor windows in the north-east elevation of Block A serving the stairwell shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

7. All windows and balcony screens indicated to be obscured glazing on the hereby approved plans shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

8. The cill of the roof lights in the north-east elevation of Block A shall be set a minimum of 1.7 metres above the finished 2nd floor level.

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

9. No part of the development, hereby permitted, shall be occupied until a landscape management plan, including management responsibilities and maintenance schedules for all landscape areas, 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 provide on-going biodiversity contributions in accordance with the Strategy for Nature.

10. The landscaping scheme shall be fully completed, in accordance with plan number HS - Melody Press - Rev 1, 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 and biodiversity.

11. Prior to the construction of the granite wall along the north-east roadside boundary, details of the type, colour, texture, method of bonding and pointing of the wall shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity.

12. No cladding shall be installed 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.

13. No part of the development, hereby permitted, shall be occupied until the agreed bicycle storage sheds have been completed and made available for use.

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

14. The parking spaces marked unallocated on plan number 2447/02.01A shall be retained as such and shall not be allocated to any individual unit.

Reason - To make sure that adequate off-street parking is provided for residents and visitors, in the interests of road safety, traffic management and residential amenity.

15. The solar panels, 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 solar panels, permeable paving, electric vehicle charging points, and all other sustainable design features set out in the section titled Policy Statement - GP9 Sustainable Development of the letter dated 14/04/2025 have been installed/completed and made operational.

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 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 20/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

There is evidence to suggest that the application site may be the subject of contamination. The developer is responsible for ensuring that any development satisfactorily addresses any risk from contamination.

Condition 4 of this permission requires a phased approach involving:
- collection of information about the site to establish if it is likely to be affected by contamination;
- if the first phase indicates potential contamination, a full site investigation to confirm any contamination;
- remediation proposals to satisfactorily address any contamination identified by the site investigation; and
- verification that the necessary remediation works have been fully completed.

It is strongly recommended that when complying with the requirements of these conditions the applicant has reference to CLR 11, Model Procedures for the management of land contamination. This is available online as a pdf document on both the DEFRA website (www.defra.gov.uk) and the Environment Agency

(www.environment-agency.gov.uk) website.

Please see the comments of The Office of Environmental Health and Pollution Regulation regarding the potential noise transference between the 1st and 2nd floor properties in blocks A and B. It is advised that the development is expected to comply with the 'Sound Control for Homes' document produced by the 'Building Research Establishment', although it is noted that some of the details within this document may have been superseded by the Guernsey Technical Standard Document E.

Care should be taken during site works to make sure that hours of operation, methods of work, dust and disposal of waste do not unduly disturb nearby residents. It is recommended that site clearance, construction and deliveries are limited to the following times: Mondays to Saturdays - 0800 hours to 1800 hours. Action which creates a nuisance may be subject to action by the Office of Environmental Health and Pollution Regulation.

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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/0754
Property Ref:	B01762A000 + B017630000 + B01833A000
Valid date:	19/05/2025
Location:	Cranwell House La Route Du Picquerel St. Sampson Guernsey
Proposal:	Erect 2 buildings containing 10 flats, erect 3 dwellings, change of use of agricultural land to domestic garden (33sqm), alterations to vehicle access and associated works.
Applicant:	Hillstone Guernsey Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)c of this condition that any remediation scheme required and approved under the provisions of subjection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

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Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i) c. of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels and finished floor levels of the dwellings, have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity and to protect the reasonable amenities of neighbouring residents.

6. Notwithstanding the details submitted, the 1st and 2nd floor windows in the north-

east elevation of Block A serving the stairwell shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

7. All windows and balcony screens indicated to be obscured glazing on the hereby approved plans shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

8. The cill of the roof lights in the north-east elevation of Block A shall be set a minimum of 1.7 metres above the finished 2nd floor level.

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

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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.

INFORMATIVES

There is evidence to suggest that the application site may be the subject of contamination. The developer is responsible for ensuring that any development satisfactorily addresses any risk from contamination.

Condition 4 of this permission requires a phased approach involving:
- collection of information about the site to establish if it is likely to be affected by contamination;
- if the first phase indicates potential contamination, a full site investigation to confirm any contamination;
- remediation proposals to satisfactorily address any contamination identified by the site investigation; and
- verification that the necessary remediation works have been fully completed.
It is strongly recommended that when complying with the requirements of these conditions the applicant has reference to CLR 11, Model Procedures for the management of land contamination. This is available online as a pdf document on both the DEFRA website (www.defra.gov.uk) and the Environment Agency (www.environment-agency.gov.uk) website.

Please see the comments of The Office of Environmental Health and Pollution Regulation regarding the potential noise transference between the 1st and 2nd floor properties in blocks A and B. It is advised that the development is expected to comply with the 'Sound Control for Homes' document produced by the 'Building Research Establishment', although it is noted that some of the details within this document may have been superseded by the Guernsey Technical Standard Document E.

Care should be taken during site works to make sure that hours of operation, methods of work, dust and disposal of waste do not unduly disturb nearby residents. It is recommended that site clearance, construction and deliveries are limited to the following times: Mondays to Saturdays - 0800 hours to 1800 hours. Action which creates a nuisance may be subject to action by the Office of Environmental Health and Pollution Regulation.

OFFICER'S REPORT

Site Description:

The site consists of a former commercial premises which has recently been demolished and is situated to the south-west of La Route Du Picquerel, and a parcel of agricultural land to the north-west of this and which is situated to the rear (south-west) of a neighbouring dwelling which fronts onto La Route Du Picquerel.

The former commercial premises comprised of a single storey building along the north-west boundary with a two storey element to the rear (south-west). The site is bounded by residential properties to the south-east, north-east and north-west, with agricultural land to the south-west. The site is within the L'Islet Local Centre.

Relevant History:

FULL/2025/0760 – Application withdrawn to erect 3 dwellings and associated works.

24/02/2023 – FULL/2022/2069 – Permission granted for variations to previously approved plans to demolish industrial buildings and erect 4 dwellings with associated parking and amenity space - Erect garages and enlarge dormer to units 3 & 4, erect store for units 1 & 2, change in material finishes, alterations to fenestration, erect boundary wall to south-east boundary, erect bin stores and roadside collection point.

21/12/2021 – FULL/2021/1200 – Permission granted to demolish industrial buildings and erect 4 dwellings with associated parking and amenity space.

07/05/2019 – FULL/2018/2638 – Application refused to demolish existing industrial buildings and erect 4 dwellings with associated car parking.

Existing Use(s):

Site currently under construction, formerly Office (Use Class 15 and 16) and Light Industrial (Use Class 24)
Agricultural use class 28

Brief Description of Development:

Two planning applications were originally submitted. The first application (FULL/2025/0754) proposed to erect 2 buildings containing 10 flats and includes the change of use of a parcel of agricultural land measuring 99sqm to domestic land and alterations to the vehicle access. The second application (FULL/2025/0760) proposed to erect a terrace of three, 3 bedroom dwellings, accessed via the development forming the first application.

During the course of consideration the applications were deferred due to concerns including the impact on the amenities of neighbouring residents; the design of Block A; the design of the access; the landscaping scheme and the comprehensive development of the site.

In response, revised plans have been submitted which seek to address the concerns raised and have combined the 2 applications. As a result, planning permission is now sought to erect 2 buildings containing 10 flats, erect a terrace of three, 2 bedroom dwellings, the change of use of a parcel of agricultural land measuring 33sqm to domestic land and alterations to the vehicle access. The flats are proposed to comprise of 6x 1 bedroom flats and 4x 2 bedroom flats. The site layout would involve two, 2½ storey pitched roof buildings each containing 5 flats. A building is proposed to be orientated gable end to and fronting onto the highway with a second building orientated south-east to north-west along the rear boundary. The terrace of 3 dwellings are situated to the north-west, to the rear of a neighbouring property which fronts onto the highway. The buildings are proposed to be finished with a mix of rendered walls, timber or composite, brick and zinc cladding with black uPVC

fenestration and natural slate roofs. A vehicular access to the northern end of the site frontage provides access to the development.

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

Policy LC2: Housing in Local Centres
Policy LC4(B): Offices, Industry and Storage and Distribution in Local Centres – Change of Use
Policy GP1: Landscape Character and Open Land
Policy GP5: Protected Buildings
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:

16 representations were received in response to the original application for 10 flats under application FULL/2025/0754, main points as follows:

- Loss of existing habitats due to the recent clearance of mature trees and plants, including along the boundary with the adjacent field. Application falsely states that no trees or hedges are to be removed.
- The area is already heavily populated, concerns about further increases and the capacity of schools, overcrowding and traffic congestion.
- Concerns raised about the scale, design, density and layout of the development. Three storey buildings, the use of timber cladding and backland development is out of character and incompatible with the surrounding environment.
- Impact on the amenities of neighbouring residents including overshadowing, loss of light, loss of outlook and loss of privacy due to the height, orientation and siting of the buildings. The orientation and distance between new and existing buildings will create an unreasonable interface distance.
- Insufficient parking provision both in terms of the proposed 1 space per dwelling and no provision for visitor parking. The agent's statement that there is numerous public parking in the vicinity is disputed.
- Objections to the change of use of the agricultural field to domestic land and extending the development onto the adjacent field which sets a dangerous precedent. An objection is also raised to any vehicle access being created onto this field.
- Road safety and traffic management concerns due to access of site onto an existing busy and dangerous road.
- The proposal is a significant and unacceptable escalation on the previously approved 4 houses.
- Impact on biodiversity and detrimental impact on neighbouring fields, the majority of which have been reclassified as Areas of Biodiversity Importance. Application does not demonstrate biodiversity net gain.

- Objections to the development of green fields.
- Concerns raised about future development of adjacent fields.
- Overdevelopment of the site and excessive scale of the development.
- The proposal includes limited outdoor/communal space and a poor quality of residential environment for future occupiers.
- A Development Framework is required.
- Housing is designed for higher/value speculative gain as opposed to meet a strategic need for affordable and first-time buyer homes.
- No consultation has taken place with neighbouring residents.
- The extension of domestic curtilage will have an adverse effect on the landscape character of the area and would not accord with Policy GP1.

11 representations were received in response to the original application for the terrace of 3 dwellings under application FULL/2025/0760, main points as follows:

- Loss of existing habitats due to the area formerly functioning as a nature reserve and the recent clearance of mature trees, plants and a pond. Application falsely states that no trees or hedges are to be removed.
- The area is already heavily populated, concerns about further increases and the capacity of schools, overcrowding and traffic congestion.
- Concerns raised about the scale, design, density and layout of the development. Three storey buildings, the use of timber cladding and backland development is out of character and incompatible with the surrounding environment.
- Impact on the amenities of neighbouring residents including overshadowing, loss of light, loss of outlook and loss of privacy due to the height, orientation and siting of the buildings.
- Insufficient parking provision both in terms of the proposed 1 space per dwelling and the 1 space for visitor parking. The agent's statement that there is numerous public parking in the vicinity is disputed.
- Objections to the change of use of the agricultural field to domestic land and extending the development onto the adjacent field which sets a dangerous precedent.
- Road safety and traffic management concerns due to access of site onto an existing busy and dangerous road.
- Impact on biodiversity and detrimental impact on neighbouring fields, the majority of which have been reclassified as Areas of Biodiversity Importance. Application does not demonstrate biodiversity net gain.
- Objections to the development of green fields.
- Concerns raised about future development of adjacent fields.
- Overdevelopment of the site and excessive scale of the development.
- The quality of the residential environment for future occupiers.
- A Development Framework is required.
- Housing is designed for higher/value speculative gain as opposed to meet a strategic need for affordable and first-time buyer homes.
- No consultation has taken place with neighbouring residents.

- Impact of the development on the landscape character of the area, proposal would not accord with Policy GP1.
- This application is dependent on the adjoining site and should be determined as one single application.

6 representations were received in response to the revised application, main points as follows:

- Objections to the change of use of the agricultural field to domestic land and extending the development onto the adjacent field which sets a dangerous precedent.
- Insufficient parking provision. The agent's statement that there is numerous public parking in the vicinity is disputed.
- Loss of existing habitats due to the recent clearance of mature trees and plants, including along the boundary with the adjacent field. Application falsely states that no trees or hedges are to be removed.
- No consultation has taken place with neighbouring residents.
- Concerns raised about the scale, design, density and layout of the development. Three storey buildings, the use of timber cladding and backland development is out of character and incompatible with the surrounding environment.
- Impact on the amenities of neighbouring residents including overshadowing, loss of light, loss of outlook and loss of privacy due to the height, orientation and siting of the buildings. The orientation and distance between new and existing buildings will create an unreasonable interface distance.
- Concerns raised about future development of adjacent fields.
- Objections to the development of green fields.
- Minor revisions to the 3 dwelling houses do not mitigate any of the impact of the development on neighbouring properties. Relocating block C 2-3m further back into the northern half of the site will have a more significant impact on the neighbouring property Cavalaire.
- Impact on biodiversity and detrimental impact on neighbouring fields, the majority of which have been reclassified as Areas of Biodiversity Importance. Application provides inadequate biodiversity mitigation and does not demonstrate biodiversity net gain.
- Concerns raised about the proposed surface water management.
- Overdevelopment of the site and excessive scale of the development.
- Road safety and traffic management concerns due to access of site onto an existing busy and dangerous road with no dedicated turning space within the site.
- Housing is designed as speculative private units as opposed to meeting a strategic need for affordable and first-time buyer homes.
- The development includes no meaningful landscaping or communal space and notes that the surrounding area already suffers from limited green space and poor pedestrian connectivity.

Consultations:

Consultations received in response to the revised application:

St Sampson Douzaine, 11/09/2025
"St Sampson Douzaine understands that a further revised application has been received in respect of the proposed development of two buildings (Blocks A & B) containing a total of 10 one and two bed flats on the former Melody Press site at La Route de Picquerel plus 3 two bed houses (formerly three bed houses) on an adjacent plot of land.

Principal changes include:

a) replacing balconies in Block A with Juliette balconies and repositioning it further north-west;
b) reducing the proposed change to domestic curtilage to a one metre strip encompassing just 35 square metres in total; and
c) reducing the roof height of Block C by 0.5m and correspondingly reducing the number of bedrooms from three to two in each house.

Whilst noting that these proposed changes will result in modest positive adjustments in overall size and height of the proposed developments and corresponding impact on neighbouring properties, the concerns previously submitted by St Sampson Douzaine in respect of applications 2025/0754 and 2025/0760 remain largely unchanged.

In accordance with Island Development Plan Policy GP9 (b) – Sustainable Development, St Sampson Douzaine remains of the opinion that the proposed number of new dwellings, together with the height and overall size of the properties, would have an unacceptable impact on the amenity of the neighbouring properties, 'Maple Cottage' and 'Cavalaire'.

It is also remains of the opinion that in accordance with Policy GP8 (c) – Design, that the proposals don't respect or enhance the character of the local built environment with the immediate and subsequent neighbouring properties being a small cottage, bungalow and traditional two-storey homes respectively.

Similarly, it is also argued under Policy GP8 (d) – Design, that the proposals don't consider the health and wellbeing of the neighbours of the development despite it being argued that the latest revised proposals further reduce overshadowing and overlooking of existing properties.

Previously submitted comments in respect of Policy LC2 and proposed parking provision also still apply.

In summary, St Sampson Douzaine continues to oppose the application for the reasons stated above and as referenced in two previous more detailed responses".

Agriculture, Countryside and Land Management Services, 10/10/2025
"Insofar as the amended landscape plans, relating to trees and hedging are concerned (ref: HS – Melody Press – Rev1), the proposed changes are sufficient to address the issues raised. Specifically those changes relate to substituting larger species with smaller ones and altering the location of some trees, to reduce the risk of future damage on adjacent buildings and infrastructure".

Consualtions received in response to the original application for 10 flats under application FULL/2025/0754:

The Office of Environmental Health and Pollution Regulation, 05/06/2025
"I have reviewed the proposed plans for 10 flats to be erected between 2 buildings at the above mentioned address which were received by email on 20th May 2025 and there are a number of issues of concern that I must raise.

The land parcel has historically been used as a print works premises, and prior to that glasshouses were present on the site. Whilst the land parcel has been developed since the glasshouses have been removed, I am concerned about the potential contamination remaining.

I recommend the following conditions:

Potential Land Contamination
Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)c of this condition that any remediation scheme required and approved under the provisions of subjection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

a) as built drawings of the implemented scheme;
b) photographs of the remediation works in progress;
c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i) c. of this condition"

Construction Environmental Management Plan
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.

I also have concerns with regard to the potential noise transference between the 1st floor properties and the 2nd floor property in both blocks. I wish to advise the applicant that we would expect the development to comply with the 'Sound Control for Homes' document produced by the 'Building Research Establishment'. I note that some of the details within this document may have been superseded by the Guernsey Technical Standard Document E. This is informative information only and not a recommended condition".

<u>Traffic and Highway Services, 12/06/2025</u>
"A site visit has been carried out by the Traffic and Highways Services Officer, and the following observations made. The proposed development is for the renovation

of the Cranwell House site to accommodate 3 houses and 10 flats, totalling 13 new units. This site was formerly the location of the 'Melody Press' printing firm.

The present access is 18m in width and has a visibility splay bounded to the right (south) by an existing wall 1.1m in height and bounded to the left (north) by an existing wall 1.15m in height. The current site has provision for vehicles to turn within the site, then being able to exit square to the carriageway and the proposed plans will still allow this to be the case. The proposed plans show 14 parking spaces (13 per unit and 1 for visitors) along with provision for private bicycle storage.

The proposed access is 8m wide but due to the planned landscaping and pedestrian footway within the site on the southern side, the actual usable access would be 5m measured from the existing northern boundary. As noted previously, the north and south boundary walls are both above 900mm maximum height of roadside obstructions so using a datum of 2.4m from the carriageway edge into the access, the achievable sightline to oncoming traffic is measured at 24m and the approaching sightline at 11m – both well below the required minimum standard. Although the existing access is also below the standard, it does provide a better overall visibility splay with the oncoming sightline measured at 17m and the approaching sightline at 24m.

Should the boundary walls to be lowered to 900mm, it should be acknowledged that neighbouring properties on both sides of the site have boundary walls to the front which measure at 1.1m ('Maple Cottage' to the south) and 1.4m ('Cavalaire' to the north) which would still prevent the required sightlines being achieved. The approaching sightline would be of a significant concern. For a vehicle to exit and turn right towards the south, the driver would have to stop in the road to see approaching traffic, which would be seen as a road safety risk to oncoming traffic.

The design of the development understandably looks to maximise the number of units within the site but THS would comment that the plans in their current form do not allow for the access to be positioned more centrally within the available space and therefore the proposed egress would be inferior to the existing one. It is specifically noted that the positioning of 'Block B' within the site designs, dictates where the proposed access can be located.

THS would consider this redevelopment, with the provision for 14 parking spaces as being a reduction in vehicle movements when compared to when the site was used for a commercial purpose. It would also be anticipated that these traffic movements would be more spread out throughout the day rather than concentrated during core business as in the site's previous use.

THS recognise this proposal supports key objectives of the States Of Guernsey Integrated Traffic Strategy (ITS). Specifically, 'To increase the number of journeys made by alternative forms of transport, particularly active travel modes, ideally doubling the number of people travelling by foot, bike and bus'.

This site is favourably placed within the community of L'Islet and is served by a 'traffic priority' & 'local circulation' roads, a good network of pedestrian footways and coastal paths, regular bus services around the island and good local amenities (L'Islet village, convenience stores, nearby beaches, eateries etc). THS appreciate this housing development is also a good fit in relation to the ITS.

In conclusion however, based on the current design proposals, THS would have significant concerns over the achievable sightlines from the proposed access and for that reason, would not support this application on road safety and traffic management grounds".

Agriculture, Countryside and Land Management Services, 03/07/2025
"We are writing in relation to the applications to develop 13 dwellings and associated works, including the conversion of agricultural land to domestic curtilage, at Cranwell House, La Route du Picquerel. Whilst they are two separate applications, the below comments are applicable to both and we trust this letter can be considered when reviewing each application.

We note that the majority of the land covered within the application is within the Local Centre Boundary, except for a small strip of land to the southwest of Cranwell House. This strip of land currently forms part of an agricultural field and is outside the Local Centre Boundary. We also note that B01762A000, the site of the former Melody Press building is an approved development site, however land parcels B017630000 and C025650000 are currently designated agricultural land.

Whilst the applications do not contain any formal assessment of the ecology of the site, the covering letters for both applications (JGA, 14th April) make the following comments:

"*Within the main Cranwell House development site, there exists little to no foliage or wildlife, nor any previously when the site and structures of 'Melody Press Printers' were in use and fully covered in tarmac. The adjacent site subject to this application is undeveloped and contains only maintained grass, also providing little support to local biodiversity and ecology*."

The aerial photographs of the site from April 2022 appear to show that land parcels B017630000 and C025650000 contain an area of permanent grassland, mature trees, and a small water body - all of which are important ecological features. This suggests that the description of the site within the covering letter is different to the ecological value of the site seen on the aerial photograph from 2022.

It has been brought to our attention that the site may have been cleared ahead of the submission of a planning application, however we have not visited the site so are not able to verify this. If site clearance has taken place prior to the application, the pre-clearance condition should be used as the baseline from which biodiversity enhancements are measured. This aligns with UK legislation and international best practice and ensures that habitat destruction or degradation does not undermine

the intention to protect wildlife through Planning policy. Furthermore, unless evidence can be provided to show the condition of the habitats prior to clearance (such as photographs or an earlier ecological assessment), the precautionary principle should be applied and it should be assumed that they were in 'good' condition. Any enhancements should be measured against this baseline accordingly.

In relation to development, we strongly advise that clearance works are not undertaken prior to ecological assessment and determination of planning applications as the applicants may not be able to evidence the presence of degraded habitats. In addition, where such works take place, there is a risk of breaching Section 7 of the Animal Welfare (Guernsey) Ordinance, 2012 which makes it an offence to knowingly disturb wild animals without undertaking reasonable precautions. Baseline ecological surveys can recommend those precautions which may be required to avoid a breach of the law.

Whilst acknowledging that the development site is almost entirely within a Local Centre, much of it is currently classified as agricultural land and so, in accordance with the Development and Planning Authorities decision in 2021, the land that is subject to a change of use to domestic curtilage should achieve an enhancement in biodiversity. This appears to be the applicant's intention, as the covering letters state that they are "*implementing a series of biodiversity enhancements which will greatly improve the minimal existing site ecology*". Given the presence of a number of important ecological features prior to clearance works, however, the current landscaping and proposed 'biodiversity enhancements' will not be sufficient to comply with the DPA policy above. It is recommended that a revised landscaping scheme is requested which is measured against the pre-clearance baseline. The applicants may wish to commission a suitably qualified ecologist to assist with the development of a revised scheme.

In addition to providing additional biodiversity enhancements, we would also recommend that the landscaping scheme is revised to exclude grey sedge (*Carex divulsa*), which is not native to Guernsey, and would recommend that native yarrow (*Achillea millefolium*) is used (the landscaping scheme depicts a non-native cultivar).

The inclusion of native species such as hawthorn, common alder and English oak in the landscape scheme is supported. However, the applicant may wish to consider the potential impacts of planting trees in particular locations. The line of trees T15-T18 proposed for planting to the north-west of block C could potentially create excessive shading. The line includes two English oak T15 & 18, which have the potential to achieve heights in excess of 20 metres with an equivalent spread. To reduce the risk of post-development pressure, to remove trees, it is suggested that hawthorn is used to substitute the oak at T15. Oak is also proposed for T3 which is in very close proximity to the south end of block B and a metre away from a proposed shed. Whilst the planting distance between block B and the oak meets the minimum recommended distance in table A1 of British Standard BS5837:2012[1] it is only 1

[1] Trees in relation to design, demolition & construction: guidelines

metre from the shed. Consequently there is a high risk that the tree, of this potential size and stature would, in time, cause damage to the structure. It is therefore recommended that the T3 oak is substituted with a smaller species, such as hawthorn.

It is noted that overall several trees are proposed which are relatively close to existing and proposed walls. By and large they meet the minimum requirements, under BS5837, for planting in proximity to structures but it is strongly recommended that the guidelines laid down in table A1 are followed, to reduce the risk of direct damage to structures in the future.

We would also request additional information on the potential impact of the development on the existing mature trees present on the southwest of the site (the subject of condition 4 of previous planning permission FULL/2021/1200).

Please do not hesitate to contact us if you have any queries about this response and we would also be happy to discuss the points raised with the applicant or their representative".

St Sampson Douzaine

"St Sampson Douzaine understands that a revised application has been received in respect of the proposed development of two buildings (Blocks A & B) containing a total of 10 one and two bed flats on the former Melody Press site at La Route de Picquerel together with parking for 10 vehicles. It is noted that prior approval was granted for 4 dwellings on the site.

The site, formerly occupied by Melody Press Printers, is principally within the boundary of the L'Islet Local Centre and is therefore considered as potential land for housing development within the eyes of the Island Development Plan. It is understood that the application includes a request to allocate a small strip of agricultural land to the Cranwell House development on its south-west boundary to provide a buffer for Block A and act as a defensible space at the boundary. Accordingly, 98.7 m^2 is proposed to be transferred to domestic curtilage.

St Sampson Douzaine is disappointed to note that a section of the boundary wall and some trees were removed prior to the application being received along with a separate boundary wall to the north-west of the site in relation to a separate but related application – FULL/2025/0760 which it is proposed will utilise the same access road.

The revised application significantly increases the number of proposed dwellings on the site and as shown by the roadside elevations, Blocks A & B at three storeys high will completely dwarf the traditional cottage 'Maple Cottage' which has stood on the adjacent site for over 100 years. The applicant states that the revised proposals have addressed concerns regarding overlooking but the development is out of keeping with the surrounding buildings in terms of both scale and elevations and will

completely remove the previously enjoyed outlook across to the agricultural green fields which run along the western side of the site.

In accordance with Island Development Plan Policy GP9 (b) – Sustainable Development, St Sampson Douzaine considers that the proposed number of new dwellings, together with the height and overall size of the properties, would have an unacceptable impact on the amenity of the neighbouring properties, 'Maple Cottage' and 'Cavalaire'.

It is also considered that in accordance with Policy GP8 (c) – Design, that the proposals don't respect or enhance the character of the local built environment with the immediate and subsequent neighbouring properties being a small cottage, bungalow and traditional two-storey homes respectively.

Similarly, it is also argued under Policy GP8 (d) – Design, that the proposals don't consider the health and wellbeing of the neighbours of the development despite it being argued that the amended proposals reduce overshadowing on the properties.

In relation to Policy LC2, St Sampson Douzaine does not consider that the proposed development of these 10 flats is of a scale appropriate to maintain or enhance the character of L'Islet Local Centre or the specific area within which it is located. In essence, the proposed development of 10 flats is considered to be too ambitious for this relatively modest site which directly borders two properties and a number of agricultural fields.

In terms of car parking provision, St Sampson Douzaine considers that one parking space per one- and two-bedroom unit and with no visitor parking is wholly inadequate. This is particularly pertinent given that there is only minimal nearby on-road public parking which is always fully occupied.

In summary, St Sampson Douzaine opposes the application for the reasons stated above".

<u>Consualtions in addition to those above received in response to the original application for the terrace of 3 dwellings under application FULL/2025/0760</u>:

<u>The Office of Environmental Health and Pollution Regulation, 05/06/2025</u>
"I have reviewed the proposed plans for 3 dwellings to be erected at the above mentioned address which were received by email on 20th May 2025 and I recommend the following conditions:

Construction Environmental Management Plan
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.

Potential Land Contamination
Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)c of this condition that any remediation scheme required and approved under the provisions of subjection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;
c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i) c. of this condition".

St Sampson Douzaine

"St Sampson Douzaine understands that a small field adjacent to the Cranwell House site and immediately behind the adjacent property known as 'Cavalaire' was recently purchased by the developer in order that additional housing could be proposed utilising the same access road as application Full/2025/0754.

It is noted that the application is for three 3-bed three storey high houses with one car parking space each plus a single visitor parking space.

The site is within the boundary of L'Islet Local Centre and was until recently a tranquil green space with fruit trees, a pond and some wildflowers which was looked after by the owners of the adjacent property on behalf of landowners who now live in Spain.

St Sampson Douzaine is disappointed to note that the land in question was recently purchased, bulldozed and stripped clear of all vegetation and a large section of the boundary wall removed prior to any planning application being submitted.

The application for Block C squeezes the three 3-bed three storey houses, each with a proposed tiny garden, into the small field immediately behind the property 'Cavalaire' which itself only has a very narrow rear garden. At three storeys high, this block dwarfs the adjacent bungalow 'Cavalaire'.

The applicant states that in accordance with Policy GP1 the site is considered as 'non-designated' under the current Island Development Plan and does not appear to contain any specific distinctive features that contribute to the local distinctiveness of the area. That is certainly true today now that it has been scraped clear of all greenery, but it was until recently a beautiful haven of natural beauty that blended into the adjacent green agricultural fields that are used occasionally to graze cattle.

In accordance with Island Development Plan Policy GP9 (b) – Sustainable Development, St Sampson Douzaine considers that despite the suggested mitigations, the proposed new dwellings at three storeys high and in such proximity would have an unacceptable impact on the amenity of the neighbouring property 'Cavalaire'.

It is also considered that in accordance with Policy GP8 (c) – Design, that the proposals don't respect or enhance the character of the local built environment with the immediate neighbouring property being a bungalow.

It is also considered under Policy GP8 (d) that the proposals don't consider the health and wellbeing of the neighbours of the development despite it being argued that the proposals improve the levels of privacy for the immediate neighbours.

In terms of car parking provision, St Sampson Douzaine considers that one parking space per three- bedroom house and with just one visitor parking space is wholly inadequate for what are being described as family homes. This is particularly pertinent given that there is only minimal nearby on-road public parking which is always fully occupied.

In summary, St Sampson Douzaine opposes the application for the reasons stated above".

Summary of Issues:

The main issues, taking into account the policies set out above, 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 on the setting of protected buildings.
4. The impact on biodiversity and provision of landscaping.
5. The impact of the development on the amenity of people living in the area.
6. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
7. Road safety, traffic management and parking

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

Planning permission was granted in December 2021 (FULL/2021/1200) to demolish the former industrial buildings and to erect 4 dwellings. As part of the previous decision the loss of the former employment site was demonstrated to accord with Policy LC4(B). The former industrial buildings have since been demolished.

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. 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, including

on greenfield land, 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 threshold for the scale of residential developments for when a Development Framework is required is currently set at 15, having been raised by the Development Planning Authority in May 2021 and again in January 2023. As a result a Development Framework is not required for the scale of development proposed.

With regards to the mix and type of dwellings proposed, current evidence regarding private market housing suggests a need for homes of mainly 1 and 2 bedrooms. The proposal for 6x 1 bedroom flats, 4x 2 bedroom flats and 3x 2 bedroom dwelling houses reflects current 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. There is no current requirement for the provision of affordable housing and there is no policy requirement for first time buyer properties.

The application site is located within a Local Centre and there is no policy relating to the retention of agricultural land within that area. As such the principle of the use of the agricultural land forming the north-western section of the site is acceptable. Following revisions to the position of Block A and the positioning of fenestration and balconies, the proposed built development is now entirely contained within the existing Local Centre.

The rear (south-west) boundary of the site reflects the extent of neighbouring domestic properties to the south-west of La Route Du Picquerel and would in effect round off the existing built development whilst not projecting into the wider area of open and undeveloped land to the west and south-west. The density of the development is higher than the majority of immediately neighbouring properties. However, this is a likely inevitable consequence of current housing need with a focus on homes of mainly 1 and 2 bedrooms. The provision of a higher density development comprising of 13 residential units could be appropriate to maintain the character of the L'Islet Local Centre and would help to support existing facilities without negatively affecting or undermining the Main Centres and the Spatial Policy. As such the principle of the proposed residential development accords with Policy LC2.

<u>Design and impact of the development on the appearance and character of the area</u>
Properties within the area are of mixed size and design, although more immediate neighbouring properties along La Route Du Picquerel are predominantly relatively large detached and semi-detached houses situated on good sized plots and with buildings arranged to face onto the street with deep front gardens that are used for car parking and/or landscape. Policy GP8 requires development to respect the character of the area, but not necessarily replicate it.

The proposed buildings are multi-storey, which is encouraged by Policy GP8, as a means of making a more efficient use of land, and would respect the heights and proportions of neighbouring development. The proposed development provides a building that fronts onto the adjacent street and respects the front building line. Therefore when viewed from the street, the development will respect its character. The scale and mass of block A is larger than neighbouring buildings but its location to the rear of the site would limit its impact on the character and appearance of the area. The proposed buildings have a coherent architectural form and the detailing creates a coherent design. The erection of a low granite wall along the road frontage will enhance the enclosure to the street.

The application site is within the L'Islet Local Centre on the edge of an area that is built-up with ribbon development along highways and individual dwellings or small clos creating backland or infill developments to the rear. The development would round off the existing built-up area and the infilling of an area to the rear of properties fronting onto the highway is consistent with the character and pattern of the built development in the Local Centre.

In summary, the proposed development achieves a satisfactory standard of design and would have no significant adverse effects on the character and appearance of the area, in accordance with Policy GP8.

<u>The impact on the setting of protected buildings</u>
The Authority has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.

The site is situated within the vicinity of protected buildings to the south of the site. Taking into account the location, scale and their appearance, the proposed buildings will be seen from the rear gardens of protected buildings to the south of the site. Therefore, the setting of the protected buildings has the potential to be negatively affected but the degree of any negative effect would be very low and would be outweighed by the social and economic benefits of the development. The proposal accords with Policies GP5 and GP8 in respect of its impact on the setting of protected buildings.

<u>The impact on biodiversity and provision of landscaping</u>
Notwithstanding the agent's comments that there is little to no foliage or wildlife on the site, it is apparent that prior to the submission of the application the section of land to the north-west contained an area of permanent grassland, trees and a small water body, and as identified on previously approved applications, there was a row of small trees along the south-west boundary of the former Melody Press site, all of which have since been cleared.

Notwithstanding the absence of a detailed ecological report, the proposed landscaping scheme is unlikely to replicate the former ecological value of the site and permission for development on this land, particularly at the density proposed, would likely inhibit the use of the site by wildlife and potentially, through noise and light spill, impact on wildlife outside of the site boundaries. However, the site is not designated as a Site of Special Significance, or an Area of Biodiversity Importance, nor does it abut areas of such designation. In this location policy direction is to support housing development and to make an efficient and effective use of land, whilst achieving practical and realistic biodiversity enhancements where possible. Whilst biodiversity net gain is not required, the Strategy for Nature has been adopted as Supplementary Planning Guidance.

Given the policy support for housing development and the effective and efficient use of land in this location, the proposed landscaping scheme, including the planting of a mixed native hedge along the rear (south-west) boundary and planting 27 trees are sufficient. The revised landscape scheme has addressed concerns raised about the future size of trees and the potential impact on the amenities of the occupiers of the development and neighbouring residents. Due to the limited plot sizes and to ensure the ongoing contribution of this landscaping to the biodiversity and character and appearance of the site, a landscape management plan would be required, this could be dealt with by condition.

<u>The impact of the development on the amenity of people living in the area</u>
The site is bounded by residential properties to the south-east, north-east and north-west. The siting and scale of the proposed buildings will result in some adverse effects on the amenities of neighbouring residents. Blocks A and B will cause some shading of and loss of outlook for the adjoining neighbouring properties to the south-east. However, the revised plans including the relocation of Block A to the north-west and alterations to fenestration to include obscure glazing at 1st floor level to unit 4 has reduced the degree of adverse impacts. The impacts in terms of loss of privacy could be further reduced by including obscured glazing to 1st and 2nd floor windows in the north-east elevation serving the communal stairwell of Block A, this can be dealt with by condition.

A neighbouring property to the south raised concerns about the loss of privacy from Block A but by virtue of the distance between Block A and the neighbouring property, the proposal is unlikely to have a material adverse effect.

Notwithstanding the comments in a representation, the footprint of Block C has not altered from the originally submitted application. By virtue of its siting, scale and height, Block C will cause some shading of and loss of outlook for the adjoining neighbouring property to the north-east. However, the building is set back 3m from the neighbouring property and together with the size and layout of the neighbouring property, the degree of harm is unlikely to result in a material adverse effect on the amenities of neighbouring residents. The limited depth of the rear gardens and the close proximity of Block C to neighbouring boundaries would result in some

overlooking of neighbouring properties. However, due to the size and layout of the neighbouring property to the north-west and the distance to their dwelling, and the oblique angle towards the neighbouring property to the north-east, the proposal is unlikely to result in a significant loss of privacy for neighbouring residents.

On balance, the proposed development is unlikely to have a material adverse effect on the amenities of neighbouring residents.

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 the majority exceed the best practice minimum internal space standards. Units 6 to 9 meet the best practice minimum internal space standards for a 1 person unit but not a 2 person unit. All of the proposed dwellings are dual aspect and would have adequate levels of daylight and the majority of units would receive adequate sunlight. Units 8 and 9 are more limited in terms of their dual aspect layout and unit 9 would receive limited direct sunlight. The layout of the development achieves an adequate level of privacy for all units. All of the dwellings have access to either a balcony or a small private amenity space. Whilst the size and quality of some of the outdoor spaces is limited, when combined with the outlook from the dwellings and 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 despite some deficiencies, the proposed dwellings are likely to provide an adequate living environment.

The Office of Environmental Health and Pollution Regulation raise concerns about the potential for noise transference between the 1st and 2nd floor properties in Blocks A and B and it is noted that the development is expected to comply with the 'Sound Control for Homes' document produced by the 'Building Research Establishment', although it is noted that some of the details within this document may have been superseded by the Guernsey Technical Standard Document E. Whilst noise transference between the proposed flats would be dealt with under the Building Regulations, a note could be attached to the decision to make the applicant aware of these potential issues.

Road safety, traffic management and parking

La Route Du Picquerel is designated as a Traffic Priority Route. Traffic and Highway Services raised concerns about the sightlines from the proposed access and included a comparison with the existing cleared vacant site and recommended repositioning the access centrally along the road frontage. Revised plans have been received which include raising a section of the access directly adjoining the highway to improve sightlines and the bell mouth curve to the northern side of the access has been altered slightly to reduce the need for vehicles to cross the centre line of the highway when exiting to the north.

Whilst the access has not been repositioned, raising the surface of the access has the potential to achieve adequate sightlines. In addition, the former use of the site as a commercial premises included an access at the southern end of the property with parking spaces accessed directly onto the highway which at times would have resulted in both substandard sightlines from the access and vehicles reversing onto or off the highway. Traffic and Highway Services advise that the proposed development would create a reduction in vehicle movements in comparison to when the site was used for commercial purposes. The internal layout of the site will enable vehicles to turn around on site and taking into account the access arrangements for the former commercial use of the site, the proposed access arrangements, including the likely intensity of use of the access, is unlikely to cause any significant road safety issues.

There are no set standards for car parking within Local Centres. The proposal would include 13 on-site parking spaces to serve the 13 dwellings, with a proportion of spaces (4 or 5) remaining unallocated. Traffic and Highway Services raised no objections to the parking provision of 14 spaces as part of the original proposal and commented that "*This site is favourably placed within the community of L'Islet and is served by a 'Traffic Priority' and 'Local Circulation' roads, a good network of pedestrian footways and coastal paths, regular bus services around the island and good local amenities (L'Islet village, convenience stores, nearby beaches, eateries etc). Traffic and Highway Services appreciate this housing development is also a good fit in relation to the States Of Guernsey Integrated Traffic Strategy*". Although the revised proposal has reduced the number of parking spaces by 1 to 13, the number of bedrooms has been reduced for 4 of the units, which would also reduce the potential occupancy of the units. Public parking within the Local Centre is relatively limited but the provision of 4 to 5 unallocated spaces would provide an opportunity for visitor parking and is a more efficient use of parking spaces compared to spaces allocated to individual units. Bicycle storage is proposed which would be adequate for the type and nature of the dwellings that they would serve. Overall the proposed parking provision is proportionate to the type and nature of the dwellings in this Local Centre location and the proposal is unlikely to result in any significant road safety or traffic management concerns. The proposal accords with Policies IP6, IP7, IP9 and the adopted Parking Standards.

<u>Other Matters</u>

The Office of Environmental Health and Pollution Regulation raise concerns about potential contamination from the former print works and the former horticultural use. No such concerns were raised with the previously approved applications for 4 dwellings in 2021 and 2023 and the former commercial buildings have since been demolished. The north-western section of the site did not form part of the previously approved applications and this section of land was previously used for horticultural purposes. Although concerns were not raised about potential contamination from the former print works in previous applications, now that the Authority is made aware of such issues and due to the potential risk to public health and safety, it is recommended that a condition is applied to require the potential for contamination to be investigated and if necessary mitigated across the entire site.

The Office of Environmental Health and Pollution Regulation recommend that a Construction Environmental Management Plan is submitted and approved prior to demolition. However, the site has already been cleared under previous approvals and as set out on the States' website, a residential development of this scale would not meet the usual threshold of 20 plus units of accommodation for when a Construction Environmental Management Plan would be required. A degree of disturbance is an inevitable but temporary consequence of most building operations and separate controls exist under Environmental Health legislation to deal with any statutory nuisance that may arise. In this case, due to the character of the area and the scale of the development, it would not be reasonable to place any additional controls on the construction phase of the development. However, the applicant is recommended to follow good practice in order to minimise disruption for neighbouring residents.

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 Development statement which sets out how the development has been designed to take into account sustainable design principles. It is advised that the thermal efficiency of each unit will exceed the Building Regulations, solar panels are indicated to Blocks A and B, electric vehicle charging points are to be installed and other features are to be implemented including LED lighting, permeable paving and a mechanical ventilation with heat recovery system. 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.

The proposal includes the change of use of a parcel of agricultural land measuring 33sqm to domestic land. The proposal to extend the domestic curtilage falls to be considered principally under Policies GP15 and GP1 of the Island Development Plan. The site is not within an Area of Biodiversity Importance or an Agriculture Priority Area and the proposed change of use would not of itself have an adverse impact on or affect the amenities of neighbouring residents. The proposal would in effect amount to a modest re-alignment of the boundary and it would not project significantly into the open and undeveloped land to the south-west. A former bank planted with trees has been removed along the boundary which made a positive contribution to the character of the area. However, the proposed replacement boundary comprising of an earth bank planted with native hedging and the proposed trees T10 to T12 have the potential to make an equal contribution to the character of the area. As a result, the proposed change of use of the land, including the replacement boundary treatment, is unlikely to have a significant adverse effect on the landscape character of the area, in accordance with Policies GP15 and GP1.

The agent advises surface water run-off is to be managed by implementing sustainable urban drainage systems such as permeable paving and soakaways. Details of the surface water management will be dealt with under the Building Regulations.

With regards to the comments received about the demand on schools in the area, although the Committee for Education, Sport and Culture was not consulted specifically on this application, no objections were raised to the spatial strategy in relation to school capacity as part of the extensive consultations undertaken for the Island Development Plan. In addition, should there be instances where schools are over-subscribed there are defined mechanisms to manage this.

With regards to comments in representations, no residential development is proposed on the adjacent fields as part of this application and should a separate application be submitted in future it would be assessed on its merits against the relevant planning policies in place at that time. The agent/applicant is not required to undertake consultation with neighbouring residents prior to submitting a planning application.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (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: 20/10/2025