

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 outbuildings and erect 5 dwellings with associated works.

LOCATION: Bordeaux Vinery, Les Petils, Vale.

APPLICANT: Mr B Robinson

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: 20/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6297/D/1, 2, 4a, 6297/C/3, 5

Application Ref: FULL/2025/1373

Property Ref: C004390000

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 subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (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 subsection (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. Prior to the commencement of any works at the site, including site works and demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. The CEMP shall, as a minimum, include the following:

- i) Community Liaison Strategy: A scheme detailing how the contractor will engage with local residents throughout the demolition and construction phases. This shall include procedures for providing regular updates, managing complaints, and recording and reviewing concerns raised by residents.
- ii) Neighbour Impact Mitigation Measures: A scheme outlining the measures to minimise disturbance to neighbouring occupiers, including management of noise, dust, vibration, site traffic, and deliveries to and from the site.
- iii) Construction Hours and Vehicle Movements: Full details of the proposed hours of work, including all associated construction-related vehicular movements.
- iv) Construction Compound Details: The location and layout of the construction compound, including areas for the storage of materials, contractor parking, and site welfare facilities.
- v) Construction Traffic Management Plan: A site plan identifying the proposed construction traffic access and egress routes to and from the site.

No demolition or construction work shall take place unless in accordance with the approved details.

Reason - To manage construction activity in the interests of neighbour amenity and environmental considerations.

6. Prior to the commencement of any other works at the site, including site works and demolition, the existing access in the west boundary shall be altered in accordance with the approved plans.

Reason - In order to secure safe access to the site during the course of works and for the completed development.

7. Prior to the commencement of any works at the site, excluding site works and demolition, details of the provision to be made for the parking of cycles for Unit 4, under cover, accessible and secure, shall be submitted to and agreed in writing by the

Authority. No part of any of the dwellinghouses hereby permitted shall be used or occupied until the cycle storage for that dwellinghouse has been fully implemented. The provision for cycles shall be retained at all times.

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

8. Prior to the commencement of any works at the site, excluding site works and demolition, full details of the solar panels and electric vehicle/bicycle charge points shall be submitted to and approved by the Authority. The approved panels and charge points shall be installed and made operational prior any dwelling hereby approved being occupied.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policies GP16(B)(d) and GP9.

9. Prior to the commencement of any works at the site, excluding site works and demolition, a scheme for the treatment of the application site boundaries and those of each dwelling hereby approved shall be submitted to and agreed in writing by the Authority. No use or occupation of any building hereby permitted shall begin until the agreed scheme for boundary treatment has been fully completed.

Reason - To secure the satisfactory appearance of the completed development and in the interests of neighbour amenity.

10. Prior to the commencement of any works at the site, excluding site works and demolition, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including the removal of all areas of hardsurfacing located outside of the domestic curtilages hereby approved and not required for access to either those properties or the substation to the south of the site, and a written specification for the laying and finish of all new hard areas, demonstrating permeability;
- ii) full details of tree and hedge planting; and
- iii) planting schedules, noting the species, sizes, numbers and densities of plants.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to meet the requirements of Policy GP9 and the Strategy for Nature.

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

originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to meet the requirements of the Strategy for Nature.

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

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to meet the requirements of the Strategy for Nature.

13.No dwelling or building on the site shall be occupied and no external lighting shall be installed until details of any such 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.

14.If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

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

15.Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no fence or wall (other than any hereby expressly permitted) shall be erected or constructed on any part of the site.

Reason - In view of the sensitive nature of the site, the erection of such structures as 'exempt development' may have an adverse visual impact. This condition is imposed to make sure that any proposals can be properly considered.

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 19/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With reference to Condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The existing buildings may be used by bats or other wildlife for roosting and nesting. Measures may therefore need to be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

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/2025/1373
Property Ref: C004390000
Valid date: 22/08/2025
Location: Bordeaux Vinery Les Petils Vale Guernsey GY3 5NB
Proposal: Demolish outbuildings and erect 5 dwellings with associated works.

Applicant: Mr B Robinson

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. (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 subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (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 subsection (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. Prior to the commencement of any works at the site, including site works and demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. The CEMP shall, as a minimum, include the following:

- i) Community Liaison Strategy: A scheme detailing how the contractor will engage with local residents throughout the demolition and construction phases. This shall include procedures for providing regular updates, managing complaints, and recording and reviewing concerns raised by residents.
- ii) Neighbour Impact Mitigation Measures: A scheme outlining the measures to minimise disturbance to neighbouring occupiers, including management of noise, dust, vibration, site traffic, and deliveries to and from the site.
- iii) Construction Hours and Vehicle Movements: Full details of the proposed hours of work, including all associated construction-related vehicular movements.
- iv) Construction Compound Details: The location and layout of the construction compound, including areas for the storage of materials, contractor parking, and site welfare facilities.
- v) Construction Traffic Management Plan: A site plan identifying the proposed construction traffic access and egress routes to and from the site.

No demolition or construction work shall take place unless in accordance with the approved details.

Reason - To manage construction activity in the interests of neighbour amenity and environmental considerations.

6. Prior to the commencement of any other works at the site, including site works and demolition, the existing access in the west boundary shall be altered in accordance with the approved plans.

Reason - In order to secure safe access to the site during the course of works and for the completed development.

7. Prior to the commencement of any works at the site, excluding site works and demolition, details of the provision to be made for the parking of cycles for Unit 4, under cover, accessible and secure, shall be submitted to and agreed in writing by the Authority. No part of any of the dwellinghouses hereby permitted shall be used or occupied until the cycle storage for that dwellinghouse has been fully implemented. The provision for cycles shall be retained at all times.

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

8. Prior to the commencement of any works at the site, excluding site works and demolition, full details of the solar panels and electric vehicle/bicycle charge points shall be submitted to and approved by the Authority. The approved panels and charge points shall be installed and made operational prior any dwelling hereby approved being occupied.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policies GP16(B)(d) and GP9.

9. Prior to the commencement of any works at the site, excluding site works and demolition, a scheme for the treatment of the application site boundaries and those of each dwelling hereby approved shall be submitted to and agreed in writing by the Authority. No use or occupation of any building hereby permitted shall begin until the agreed scheme for boundary treatment has been fully completed.

Reason - To secure the satisfactory appearance of the completed development and in the interests of neighbour amenity.

10. Prior to the commencement of any works at the site, excluding site works and demolition, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including the removal of all areas of hardsurfacing located outside of the domestic curtilages hereby approved and not required for access to either those properties or the substation to the south of the site, and a written specification for the laying and finish of all new hard areas, demonstrating permeability;
- ii) full details of tree and hedge planting; and
- iii) planting schedules, noting the species, sizes, numbers and densities of plants.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to meet the requirements of Policy GP9 and the Strategy for Nature.

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

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to meet the requirements of the Strategy for Nature.

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

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to meet the requirements of the Strategy for Nature.

13. No dwelling or building on the site shall be occupied and no external lighting shall be installed until details of any such 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.

14. If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

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

15. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no fence or wall (other than any hereby expressly permitted) shall be erected or constructed on any part of the site.

Reason - In view of the sensitive nature of the site, the erection of such structures as 'exempt development' may have an adverse visual impact. This condition is imposed to make sure that any proposals can be properly considered.

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.

INFORMATIVES

With reference to Condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be

confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The existing buildings may be used by bats or other wildlife for roosting and nesting. Measures may therefore need to be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

OFFICER'S REPORT

Site Description:

The application site is located to the east of Rue des Bordeaux, to the north of Les Petils and to the south of Cocagne, with residential properties located to the north-west and south-west and along the east boundary, as well as across the roads to the west and north.

The site comprises a former vinery site, previously including two blocks of glass to the north and one to the south of the site. All glass has now been removed from the site. The buildings which form the subject of this application are located in the centre of the site, adjacent to a large area of hardstanding. The site is served by four vehicular accesses, two in the north boundary and one in each of the west and south boundaries. There also appears to be vehicular access from the residential property in the north-west corner of the site, known as Note Plleche.

The buildings remaining on site are all single storey and located in the centre of the site. That to the east comprises an elongated double pitched roof structure of low profile with an outshoot to each gable of the southern element. This building is constructed in block with pitched roofs finished in manmade slates. The western building is a flat roof structure with attached lower store, with the lower walls constructed in block and the upper parts corrugated clad timber frame. Temporary

storage containers, a chiller unit and a block outbuilding are also located around the main buildings.

The site is located Outside of the Centres in the Island Development Plan, to the south and west of a Conservation Area.

Relevant History:

Application site

FULL/2022/1509 Convert outbuildings to create 5 dwellings with associated gardens, parking and landscaping. Approved 14/02/2023

FULL/2023/0595 Demolish buildings and erect 5 dwellings with associated landscaping. Approved 13/07/2023

The Barn (C00439A001, property to north-east of application site)

FULL/2023/0155 Demolish detached garage, erect 1.5 storey extension with link at first floor level to west (side) elevation, infill window and install rooflight to north (rear) elevation (Revised Scheme). Approved 02/03/2023

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

Permission is sought under this application to demolish the existing buildings at the site and to erect five new 1.5 storey two bed plus study dwellings, arranged as a three dwelling terrace and semi-detached pair over the footprint of the existing buildings. Access would be provided through the altered west access on to Rue des Bordeaux with a shared access road running along the north side of the row of dwellings and gardens provided to the south. This application is identical to that previously approved under FULL/2023/1373.

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

OC1	Housing Outside of the Centres
OC5(B)	Agriculture Outside of the Centres – Outside of the Agriculture Priority Areas
GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
GP15	Creation and Extension of Curtilage
GP16(A)	Conversion of redundant buildings
GP16(B)	Conversion of redundant buildings – Demolition and Redevelopment

IP6	Transport Infrastructure and Support Facilities
IP7	Private and communal car parking
IP9	Highway Safety, Accessibility and Capacity

Representations:

One letter of representation received raising the following points:

- The existing gate onto Rue du Cochane should be permanently blocked off;
- The areas of land previously used for horticulture should revert back to agriculture and not be used as domestic gardens;
- The application plans are inconsistent with the actual site measurements and fail to acknowledge the development approved and currently being constructed (C00439A001) and its proximity to the proposed development. The previous garage on that site has been demolished and the Barn extended, overlooking the application site;
- Landscaping should be undertaken prior to any other work on site;
- Additional parking requirements associated with the development may result in additional illegal public parking on adjacent lanes.

In respect of the initial application for conversion, *La Societe Guernesiaise* made the following comments, which remain relevant in respect of the current application:

In respect of this application, we would like to highlight that buildings of this type can be used by roosting bats. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby.

We would recommend that the buildings be inspected for current or recent use by bats or other wildlife by a suitably qualified person prior to any demolition or building works. This would reduce the risk of disturbing or destroying animals which are protected under the Animal Welfare Ordinance 2012. We would further recommend that suitable measures to support roosting bats and nesting birds of appropriate species be included within the development proposal.

We would request that, if this application is approved, an informative note be added to the Information Sheet as follows -

‘Your attention is drawn to the Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The existing buildings may be used by bats or other wildlife for roosting and nesting. Measures may therefore need to be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email info@societe.org.gg

Secondly, native plants generally support far more associated wildlife at all stages of their life cycles. We would therefore request that any soft landscaping incorporates a significant proportion of native species, where feasible. Further species-rich habitats require specific management regimes in order to maintain the associated biodiversity over the long term.

Consultations:

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

I have reviewed the proposed plans for Bordeaux Vinery which were received by email on 12th September 2025 and there are a number of issues of concern that I must raise. Due to historic land uses I have concerns for land contamination from pesticides, hydrocarbons and heavy metals, specifically but not limited to lead. I also have concerns for land contamination as a result of open burning on the site.

Due to the location, size and access of the site I am inclined to recommend the following conditions regarding contaminated land and a Construction Environmental Management Plan (CEMP).

Potential Contaminated Land 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 subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (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 subsection (i)(c) of this condition.

Informatives/Advice Notes

With reference to condition **XX** a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Informative

Where a site has been used as a garden for a significant period and there is no clear indication that it will be used for growing consumables, we may consider whether the following informative could be recommended instead:

- There is potential for contamination on this land due to its former use as a growing site and the historic presence of several glasshouses. Should the applicant intend to grow consumables on this land, I recommend that they consider the potential for contamination and the associated risks.

Discovery Strategy

- If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

Construction Environmental Management Plan (CEMP)

Having regard to the size and location of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority prior to the commencement of any demolition works.

The development shall thereafter be carried out in full accordance with the approved CEMP, unless otherwise agreed in writing by the Authority. The CEMP shall, as a minimum, include the following:

Community Liaison Strategy:

A scheme detailing how the contractor will engage with local residents throughout the demolition and construction phases. This shall include procedures for providing regular updates, managing complaints, and recording and reviewing concerns raised by residents.

Neighbour Impact Mitigation Measures:

A scheme outlining the measures to minimise disturbance to neighbouring occupiers, including management of noise, dust, vibration, site traffic, and deliveries to and from the site.

Construction Hours and Vehicle Movements:

Full details of the proposed hours of work, including all associated construction-related vehicular movements.

Construction Compound Details:

The location and layout of the construction compound, including areas for the storage of materials, contractor parking, and site welfare facilities.

Construction Traffic Management Plan:

A site plan identifying the proposed construction traffic access and egress routes to and from the site.

No demolition or construction work shall take place unless in accordance with the approved details.

Summary of Issues:

Whether the proposal complies with policy.

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).**

An identical proposal was previously approved 13/07/2023 under application reference FULL/2023/0595, subject to the conditions relating to the following:

- Land contamination;
- Provision of a Construction Environmental Management Plan;
- Alterations to existing access;
- Provision of cycle storage;
- Installation of solar panels and EV charge points;
- Boundary treatments;
- Landscaping scheme;
- Implementation of the landscaping scheme;
- Landscape management plan;
- External lighting;
- Exemptions rights;
- Site Waste Management Plan.

The original permission for conversion remains valid and there has been no change to the legal or policy framework, and no change in circumstances on site which would alter the previous considerations and conclusions.

In terms of the points made in representation, summarised above, the following is noted:

The gate on to Rue du Cocagne is not proposed to be closed as part of this application. No access is however proposed between the new dwellings and that access, and any use would be limited to that associated with the maintenance of the land. Construction traffic will be managed through the Construction Environmental Management Plan, required by condition. There is therefore no justification to require closure of the access as part of this planning application.

The domestic curtilages proposed as part of this application are limited to the area of the existing buildings and adjacent areas of hardsurfacing in the centre of the site, comprising c17% of the whole site area. The remaining area will revert to open land and will not be for domestic use. This is considered to provide an appropriate balance between supporting development allowed under Plan policy and protecting/enhancing the surrounding land.

The representation states that the application plans are “measurement wise inconsistent with the actual site measurements”. It is not clear if this refers to a particular part of the site, however the plan measurements accord with and, presumably are drawn from, the digimap base layer. Physical development proposed is set away from the property boundaries and would not therefore encroach over such boundaries and, should there be any inaccuracies, the grant of planning permission would not override any existing third party ownership or rights.

Subsequent to the approval of the previous application, the property to the north-east has been extended towards the intervening property boundary, providing a garage/workshop at ground floor and master bedroom at first floor, the latter incorporating a glazed gable facing over the application site. The proposed development would however be set to the south of this site and the relationship between the sites would be acceptable.

Whilst the potential advantages of requiring landscaping prior to the commencement of any other work are acknowledged, requiring such phasing would also place potential constraints on the development. It is therefore standard practice that landscape implementation be required in the first planting season following occupation or completion of the development, whichever is sooner. There is no apparent justification to depart from this practice in this instance.

Parking provision is at least two spaces per dwelling, which would be acceptable for the size of dwelling proposed. The direction within the Plan and supporting Parking Standards Supplementary Planning Guidance is to promote active travel and minimise parking provision, and there is no justification to depart from this direction in this instance.

In light of the above, it is therefore recommended that the application be approved, subject to reiteration of the conditions attached to the previous permission.

Date: 13/10/2025

