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 structures, erect 8 dwellings and associated works, widen vehicle access, create pedestrian access and alter roadside boundary - Remove roadside trees and reposition Units 3 & 4 (Revised Scheme).

LOCATION: La Prima, La Mares Pellees Road, Vale.

APPLICANT: Swallow Services Ltd

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: 02/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects - 2556 03.100A, 101A, 102A, 200A, 201A, 202A, 203A, 204A, 205A, 206A, 207A, 208A, 209A, 300A

Application Ref: FULL/2026/0895

Property Ref: C01175A000+C011750000

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.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

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

5. The landscaping scheme shall be fully completed, in accordance with the details shown on the Proposed Soft Landscaping Plan drawing (ref: 03.102A) 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.

6. No development, including site works, shall begin on site until such time as full details of the way in which foul sewage and surface water are to be managed and disposed of from the site have been submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To make sure that the site can be drained in a satisfactory way.

7.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.

8. No materials to be used on the exterior of the buildings or for the areas of hardstanding shown on the approved drawings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

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

9. Notwithstanding the details shown on the approved plans, the proposed granite pillars located on either side of the vehicular access (circled in blue on drawing ref: 03.101 A & 03.300A) shall be constructed to a maximum height of 900mm above adjacent ground level and shall thereafter be retained at that height in perpetuity.

Reason - To provide an appropriate and safe access point into the site, to make sure that drivers leaving the access have adequate visibility of vehicles already on the highway in the interests of road safety and effective traffic management.

10. Prior to the first occupation of any dwelling hereby approved, the vehicular access and alterations to the roadside boundary walls shall be completed in accordance with drawing references 03.101 A & 03.300A, with the exception of the granite pillars referred to in condition 9 above which shall be completed in accordance with that condition. Any altered sections of wall shall be finished using materials and construction methods that match the existing wall unless otherwise agreed in writing by Authority.

Reason - To provide an appropriate and safe access point into the site, to make sure that drivers leaving the access have adequate visibility of vehicles already on the highway in the interests of road safety and effective traffic management.

11.No part of the development, hereby permitted, shall be occupied until the turning facility and car parking has been completed in accordance with the details shown on the approved site plan (Drawing Ref: 03.101A).

Reason - In order to allow vehicles park and to enter and leave the site in a forward direction, in the interests of highway safety.

12.The solar panels and electric vehicle charging points shall not be installed until full details and a plan showing the location of the charging point for each dwelling have been submitted to and agreed in writing by the Authority. No dwelling shall be occupied until the solar panels and electric vehicle charging points have been installed/completed and made operational in accordance with the approved details.

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

13.No dwelling hereby approved shall be first occupied until the cycle store serving that dwelling has been installed in the position shown on the site plan ref: 03.101A.

Reason - To make sure the development takes the form hereby permitted and to ensure that cycle parking provision is provided for each dwelling.

14.Units 1 to 4 and 6 to 7 hereby approved shall not be first occupied until full details of the external louvred privacy screens to be installed at first-floor level serving Bedroom 2 of each dwelling have been submitted to and approved in writing by the Authority. The approved screens shall be installed in accordance with the approved details prior to the first occupation of the respective dwellings and shall thereafter be retained and maintained in perpetuity.

Reason - To safeguard the privacy and residential amenity of neighbouring and future occupiers in accordance with Policies GP1 and GP8 of the Island Development Plan.

15.No dwelling hereby approved shall be first occupied until the bird and bat boxes serving that dwelling have been installed in the locations shown on the approved drawings. The bird and bat boxes shall thereafter be retained and maintained as such.

Reason: To secure biodiversity enhancement measures and to accord with the objectives of the Strategy for Nature Supplementary Planning Guidance.

Expiry Date: This permission will cease to have effect on 01/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

1. 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.

2. 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 and it is recommended that the development be completed in accordance with the details contained within the Construction and Environmental Management Plan submitted as part of the application.

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/2026/0895
Property Ref:	C01175A000+C011750000
Valid date:	16/06/2026
Location:	La Prima La Mares Pellees Road Vale Guernsey GY3 5PW
Proposal:	Demolish structures, erect 8 dwellings and associated works, widen vehicle access, create pedestrian access and alter roadside boundary - Remove roadside trees and reposition Units 3 & 4 (Revised Scheme).
Applicant:	Swallow Services Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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(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;

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(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.

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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. The landscaping scheme shall be fully completed, in accordance with the details shown on the Proposed Soft Landscaping Plan drawing (ref: 03.102A) 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.

6. No development, including site works, shall begin on site until such time as full details of the way in which foul sewage and surface water are to be managed and disposed of from the site have been submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

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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.

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Reason - To provide an appropriate and safe access point into the site, to make sure that drivers leaving the access have adequate visibility of vehicles already on the highway in the interests of road safety and effective traffic management.

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Reason - In order to allow vehicles park and to enter and leave the site in a forward direction, in the interests of highway safety.

12. The solar panels and electric vehicle charging points shall not be installed until full details and a plan showing the location of the charging point for each dwelling have been submitted to and agreed in writing by the Authority. No dwelling shall be occupied until the solar panels and electric vehicle charging points have been installed/completed and made operational in accordance with the approved details.

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

13. No dwelling hereby approved shall be first occupied until the cycle store serving that dwelling has been installed in the position shown on the site plan ref: 03.101A.

Reason - To make sure the development takes the form hereby permitted and to ensure that cycle parking provision is provided for each dwelling.

14. Units 1 to 4 and 6 to 7 hereby approved shall not be first occupied until full details of the external louvred privacy screens to be installed at first-floor level serving Bedroom 2 of each dwelling have been submitted to and approved in writing by the Authority. The approved screens shall be installed in accordance with the approved details prior to the first occupation of the respective dwellings and shall thereafter be retained and maintained in perpetuity.

Reason - To safeguard the privacy and residential amenity of neighbouring and future occupiers in accordance with Policies GP1 and GP8 of the Island Development Plan.

15. No dwelling hereby approved shall be first occupied until the bird and bat boxes serving that dwelling have been installed in the locations shown on the approved drawings. The bird and bat boxes shall thereafter be retained and maintained as such.

Reason: To secure biodiversity enhancement measures and to accord with the objectives of the Strategy for Nature Supplementary Planning Guidance.

INFORMATIVES

1. 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.

2. 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 and it is recommended that the development be completed in accordance with the details contained within the Construction and Environmental Management Plan submitted as part of the application.

OFFICER'S REPORT

Site Description:

The application site (the site edged in red on the application) comprises a parcel of land with remnants of the former glasshouse remaining situated to the north of Les Mares Pellees. A large granite wall situated along the southern part of the site separates the site from the road.

To the north of the site (edged in blue on the application drawings) is a detached property which is accessed via an entrance drive across the land the subject of this

application. Surrounding the site the area comprises residential properties in all other directions.

The application site is situated within a Main Centre Outer Area as designated in the Island Development Plan, there are no other policy designations. Although not forming part of the application site, for clarity the property and land as edged in blue on the application drawings is situated Outside of the Centres.

Relevant History:

FULL/2023/2188 - Erect 6 dwellings with associated works, alter roadside wall and widen vehicle access – Approved 19/04/2024

The application the subject of this report has been the subject of pre-application discussions.

Existing Use(s):

Residential – Use Class 1

Brief Description of Development:

Planning permission is sought to demolish the existing structures on site and to erect 8 dwellings with associated works. Permission is also requested to widen the existing vehicle access, to create a pedestrian entrance and to lower the height and to alter the roadside boundary.

Following deferral, the application has been amended to provide for the removal of the roadside trees, the relocation of Units 3 and 4 further forward within the site, and revisions to the parking provision and front access pathways associated with these units. The application was readvertised and a new site notice displayed to notify neighbours of the revisions proposed.

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

Island Development Plan
MC2 – Housing in Main Centres and Main Centre Outer Areas
GP1 – Landscape Character
GP8 – Design
GP9 – Sustainable Development
IP6 – Transport Infrastructure and Support Services
IP7 – Private and Communal Parking
IP9 – Highway Safety, Accessibility and Capacity

IDP Annex 1 Amenities

Parking Standards and Traffic Impact Assessment - Supplementary Planning Guidance, December 2016

Strategy for Nature, 2020 – Supplementary Planning Guidance

Representations:

None

Consultations:

The Office of Environmental Health and Pollution Regulation: Requested that the full, phased contaminated land condition is imposed on the new application by email dated 4th August 2026.

Traffic and Highway Services
By email dated 14/09/2026 stated the following:

"THS would like to offer the following comments on the proposal. This is primarily to ensure our position is clearly recorded should any public representations be received in the future.

THS supports the proposal's intention to widen the access as part of the development and create a bell-mouth access. In addition, the proposal to reduce the height of the roadside wall to 900mm would significantly improve the available visibility splay.

However, THS notes that the proposed bell-mouth design incorporates granite pillars with stone caps on either side of the access, measuring approximately 1200mm in height. Using a 2.4m datum point from the carriageway, the oncoming sightline would be obscured by the granite pillar, as shown below. In order to achieve the required oncoming sightline, the pillars would need to be relocated from their proposed positions, potentially further north within the site, reduced in height to less than 900mm, or removed from the plans entirely.

Based on the submitted drawings, THS would not support the proposal in its current form and requests that its comments regarding opportunities to improve the available sightlines are given due consideration."

Agriculture Countryside and Land Management Services
By email dated 17/07/2026 stated the following:

"Thank you for your enquiry. My comments are restricted to the trees along the southern boundary although any general principles referred to can be applied to other trees. To answer your specific questions:

Whether the trees are likely to survive the construction process, based on the information submitted

This is always a "piece of string" question in that it rather depends. One of the principles upon which British Standard 5837 is based is the need to conserve sufficient undisturbed soil volume, during and after building works, to support the tree in terms of its current water and nutrient demand. Where the Standard, arguably, fails is in not allowing for future root growth outwards; the counterview being that trees are adaptable to an extent and as long as the Root Protection Areas (RPAs) are respected the tree will remain viable enough to exploit whatever suitable soil is available to it, post construction. In practical terms the calculated RPAs should be regarded as minimum requirements and should be respected and adhered to. There should be a presumption of zero encroachment and encroachment of any amount should justified and demonstrate that there is no practicable & reasonable alternative.

Mathematical RPAs should also be adjusted to take account of onsite conditions. Section 4.6.2 BS5837: The RPA for each tree should initially be plotted as a circle centred on the base of the stem. Where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution. No regard has been taken of the likely pattern of root growth of volume as influenced by the road to the south of the trees. Therefore an adjustment should be made which shifts a proportion of the RPA to the north, north-east and north-west.

Where encroachment percentages are given it only refers to actual building footprint. No allowance is made for working space which would inevitably be required to actually build the development. The installation of hardscaping within the RPA, even if it is porous, will also have an impact on tree health.

Taken together, all the factors listed above will affect tree health. The proposals and layout as submitted are insufficient to meet the British Standard in their current form

Whether they are likely to remain viable in the longer term once the development is occupied, particularly given any potential conflicts or nuisance issues for future occupiers.

Post development pressure, to remove the trees, is highly likely given their height and the proposed location of some of the properties to the north of the roadside trees. A TPO is recommended.

It would also be helpful to understand whether any of the trees are of particular significance to Guernsey and therefore especially worthy of retention, or whether their value is primarily related to the visual amenity they provide within the surrounding area.

The trees are made up of Carpinus (presumably betulus) and the photographic evidence suggests it is a fastigiate form. It is regarded as a native species and although it is widespread it only makes up a small percentage of our tree cover. The

other species is identified as a Metasequoia glyptostroboides (dawn redwood). This is a non-native species with a number of examples present on-island. Neither species hold any particular significance and their value comes, in the main, from their public visual amenity.

Summary of Issues:

- The principle of development;
- Design and impact of the development on the appearance and character of the area;
- The impact of the development on the amenity of people living in the area;
- Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings; and
- Highway safety and parking

Assessment against:

1 - Purposes of the law.

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

The purposes of the Law are reflected in the Island Development Plan, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely. Relevant policies will be addressed in section 2 of this report in assessing the key issues.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The principle of development

As set out in Policy MC2, the majority of the Island's housing supply should be delivered within and around the Main Centres. The application site is located within a Main Centre Outer Area and does not comprise Important Open Land. Accordingly, Policy MC2 supports the residential development of the site, provided that it complies with all other relevant policies of the Island Development Plan and, where practicable, delivers an appropriate mix and type of dwellings.

In addition, Policies GP8 and GP9 seek to ensure that residential development within and around the Main Centres makes the most effective and efficient use of land, with higher-density development expected where appropriate.

In terms of housing mix, current evidence for private market housing identifies a primary need for one and two-bedroom homes. The proposed development

comprises four two-bedroom semi-detached dwellings, two three-bedroom semi-detached dwellings and two three-bedroom detached dwellings. Although the inclusion of three-bedroom dwellings does not fully align with current housing mix requirements, an extant planning permission remains in place on the site until 2027 and similarly included three-bedroom units. In this context, the provision of the additional three-bedroom dwellings is considered acceptable and would contribute to the effective and efficient use of the site.

Having regard to the size and characteristics of the site, the nature of the proposed development, and the character of the surrounding area, the proposed housing mix is considered appropriate.

For these reasons, the principle of the proposed development is considered acceptable.

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

Although the site currently forms part of the garden associated with the residential property to the north (edged blue on the application drawings) and remains open and undeveloped, it is enclosed on all sides by existing residential development. The site is therefore not part of a wider area of open land and makes only a limited contribution to the openness and landscape character of the area. Accordingly, its development for residential purposes would not give rise to any unacceptable impact on local character and would not conflict with Policy GP1.

Existing properties in the area consist of a mix of one and a half and two storey dwellings with a terrace of three storey dwellings situated to the west of the site further along Les Mares Pellees. Architectural styles of the properties in the surrounding area therefore vary and there is no uniform building design.

All of the proposed dwellings are multi-storey in form, which is encouraged by Policy GP8 as a means of achieving a more efficient use of land. The dwellings are of traditional scale and proportions and are of a scale, form and massing that would not appear out of character with, or unduly dominate, surrounding properties. The overall design, layout and appearance of the development broadly reflect the established settlement pattern of the area, particularly when viewed in the context of the infill development immediately to the east of the site. Furthermore, Units 3, 4 and 5 have been orientated towards Les Mares Pellées, providing an active frontage to the street and avoiding the presence of a blank gable in close proximity to the roadside.

The proposed development would utilise the existing vehicular access to the site, although this would be widened and provided with bell-mouth radii to improve access. Alterations are also proposed to the roadside boundary wall to achieve the required visibility splays to the east and west of the access point. Following comments received from THS, the applicant's agent has also agreed to reduce the

height of the entrance pillars on either side of the access to 900mm in order to further improve visibility. This amendment can be secured by planning condition.

The site is not located within a Conservation Area and the boundary wall is not of sufficient historic significance to warrant protection. As such, the flexibility afforded by the IDP in less sensitive locations is applicable. The retained boundary walls would continue to provide a traditional roadside feature that reflects the character of the area. Similar alterations were also approved under the extant permission. Accordingly, this aspect of the proposal is considered acceptable and complies with Policies GP1 and GP8.

At present, and as noted in the comments from ACLMS, a band of trees is located along the frontage of the site and contributes positively to the character and appearance of the surrounding area. Under the original submission, these trees were proposed to be retained. However, their retention gave rise to a number of constraints, including limited private amenity space for Units 3 and 4, overshadowing of principal front-facing windows, inadequate separation distances between the first-floor rear windows of these units and the garden area serving Unit 2, and poor pedestrian access to Unit 3.

ACLMS advised that the trees are unlikely to survive construction and, even if retained, may give rise to future management issues. ACLMS also noted that the trees are not exceptional specimens and are representative of a common species found across the Island.

On this basis, it was concluded that the trees are neither of sufficient individual merit nor make such a significant contribution to the character of the area as to justify protection through the making of a Tree Preservation Order (TPO). In addition, the benefits of the proposed development, namely the provision of additional housing in response to a recognised housing shortage and within a sustainable Main Centre location, are considered to outweigh the limited harm to public amenity arising from the loss of the trees. Accordingly, the removal of the trees is considered acceptable in this instance.

In response to these considerations, the application was deferred and subsequently revised. The amended scheme proposes the removal of the roadside trees, enabling a more appropriate site layout that provides improved private amenity space, better separation distances, reduced overshadowing, and enhanced pedestrian access arrangements. A revised soft landscaping scheme has also been submitted, which includes the planting of six additional trees along the northern boundary of the site to help mitigate the loss of the frontage trees.

Taking all of the above into account, it is considered that the proposal would not result in unacceptable harm to the landscape character or visual amenity of the area and therefore accords with Policy GP1. Furthermore, the revised scheme delivers a satisfactory standard of design and site layout, consistent with the objectives of Policy GP8.

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

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

Residential properties surround the site on all sides. Units 1 and 2 have the potential to overlook the garden area of the neighbouring property to the west (Rigsby). However, a separation distance of approximately 10 metres would be maintained between the first-floor windows of these dwellings and the shared boundary. In addition, vertical timber louvres are proposed over part of the relevant windows to minimise opportunities for overlooking and reduce any perception of loss of privacy.

To the east, the first-floor rear windows serving Units 6, 7 and 8 would face towards the blank gable elevation of the neighbouring property known as The Mews, thereby limiting any potential for direct overlooking.

Having regard to the separation distances, relative orientation of the proposed and existing dwellings, and the scale and height of the proposed buildings, the development is not considered likely to result in any unacceptable loss of privacy, significant loss of daylight or sunlight, or an overbearing impact on neighbouring occupiers. The proposal accords with Policy GP8 in this respect.

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

The health and well-being of the occupiers of the development requires consideration as set out in part (d) of Policy GP8 and explained in more detail in Annex I (Amenities). The objective to build at high densities is to be balanced, but not override, the need to create acceptable living environments. Although there are no rigid standards for amenity provision, the factors to be considered include internal space provision, privacy, aspect/outlook, access to external open space and daylight/sunlight.

The proposed dwellings all exceed the Guernsey Technical Standards minimum internal space standards and they all exceed the best practice minimum internal space standards which are published on the Authority's website. All of the dwellings are dual aspect, and would have adequate daylight and sunlight entering principal rooms.

With regard to privacy within the development itself, the impact on neighbouring properties having been considered separately above, the revisions to the scheme, particularly the repositioning of Units 3 and 4 further forward within the site, have improved their relationship with Unit 2 to the rear. As a result, the potential for overlooking of Unit 2's garden area has been reduced to an acceptable level.

In relation to Unit 5, the first-floor rear window would face towards a blank gable elevation, thereby preventing direct overlooking and safeguarding privacy. The remaining dwellings are arranged with appropriate separation distances and orientation, ensuring a satisfactory level of privacy between properties.

Private amenity space is provided for each dwelling. Whilst the size and quality of the outdoor space serving Units 5, 6 and 7 are relatively limited, this must be considered in the context of the dwellings' internal living accommodation, outlook, and access to nearby public open space. Taken together, these factors are considered to provide an acceptable level of amenity for the scale and type of dwellings proposed.

Overall, whilst the scheme is not without some shortcomings, having regard to its location within the Main Centre and the efficient use of a sustainable residential site, the proposed development is considered capable of providing an adequate living environment for future occupiers. Accordingly, the proposal is considered to accord with the requirements of Policy GP8.

Highway safety and parking

The development would utilise the existing site access, with modest widening, bell-mouth radii, and a separate pedestrian entrance. Alterations to the roadside boundary walls, together with the recommended reduction in the height of the entrance pillars, would ensure adequate visibility splays are achieved. A turning area is provided within the site to enable vehicles, including service vehicles, to enter and leave in a forward gear, while a dedicated footway along the access road would provide safe pedestrian access.

Overall, the proposed access and circulation arrangements are considered to provide a safe, convenient and suitable means of access for all users and would satisfy the relevant Building Control requirements. Any adverse harm resulting from the development on either traffic management or road safety grounds would therefore not be so significant to warrant refusal of planning permission. As a result, it is concluded that the proposal accords with Policy IP9.

Two on-site parking spaces are provided for each dwelling and the revised scheme includes improved pedestrian access between the parking areas and the front entrances of Units 3 and 4, resulting in a more practical and convenient layout for future occupiers.

All of the dwellings are provided with a garden shed within their rear curtilage, which can be used for secure bicycle storage. Whilst it may be preferable for cycle storage to be located closer to the front entrance of each dwelling, where it would be more readily accessible and potentially encourage more regular use, the provision of secure storage within rear garden sheds is a common and accepted arrangement on residential developments.

Having regard to the scale and nature of the proposal, the level of car and cycle parking provision is considered adequate. Accordingly, the proposal complies with Policy IP7 and the requirements of the Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance.

Other matters

Policy GP9 is wide-ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings, flood risk and surface water run-off, renewable energy, the use of materials and the management of waste.

The supporting Design and Access Statement for the application sets out how the development has been designed to take into account sustainable design principles. In particular all of the dwellings will be energy efficient through construction techniques, materials to be used and through passive means. Solar panels have been included on all units to enable renewable energy generation. The statement also confirms that subject to Guernsey Electricity approval a 7.6kW vehicle charging point will be provided for each unit, although no provision is shown on the drawings. Given that each property has space for such infrastructure, in the event that permission is granted it is recommended that a condition is included for such provision with details and positions for each dwelling provided.

Permeable brick paving will be used for the driveways and parking areas to allow surface water to discharge naturally and to assist with water management on the site. However, it is recommended that a condition is included for further details to be provided of exactly how all the surface water drainage and foul water drainage will be properly managed on site to prevent harm or surface water discharge to the surrounding area and neighbouring properties.

A Site Waste Management Plan has been submitted with a detailed account of how waste associated with the development will be disposed of. Based on the contents of the Site Waste Management Plan it is considered that the waste at this site will be appropriately controlled and provided that the waste is disposed of in accordance with the Waste Management Plan (which can be controlled by condition) the proposal satisfies the provisions of Policy GP9 & GP13 in this respect.

A Construction and Environmental Management Plan has also been submitted as part of the application and it is recommend that an informative be included to advise that construction should be undertaken in accordance with these details.

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 agent advises that the dwellings have been designed in accordance with the principles set out in the Lifetime Home Design Guide. The information submitted is sufficient to demonstrate that the development provides adequate accessibility and offers flexible and adaptable accommodation, in accordance with Policy GP8.

As part of the proposed development, a proportionate and appropriate soft landscaping scheme has been submitted, incorporating a range of planting throughout the site. In addition, bat and bird boxes are proposed on the gable elevations of the dwellings to provide opportunities for roosting and nesting. The scheme therefore includes biodiversity enhancement benefits consistent with the recommendations of the Strategy for Nature Supplementary Planning Guidance.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; the effect of the proposed which the site could be put without further planning permission; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would not impact on any Protected Buildings, trees, monuments or on any SSS's.

Date: 30/09/2026