

STATES OF DELIBERATION

28th April, 2010

Billet d'État No. VIII

AMENDMENT

Proposed by: Deputy G Guille

Seconded by: Deputy T M Le Pelley

Environment Department – Alterations and Additions to the Urban Area Plan (Review No. 1) and the Rural Area Plan (Review No. 1)

To insert at the end of the words in the proposition: “, but subject to the modification that the Addendum to the Proposals Map shall also include Land at Braye Vineries, Route Militaire, Vale (as referred to in paragraph 119 of the Inspector’s Report), as a further Allocation Site for small workshops and yards”.

Explanatory Note

At page 37 of the Inspector’s Report she considered representations made in respect of Land at Braye Vineries, Route Militaire, Vale (see paragraphs 119 and 120 of her Report), which had been proposed as another potential site for allocation as small workshops and yards to which new Policy RE7(A) will apply. The Inspector did not recommend the inclusion of this site in the Addendum to the Proposals Map, despite having sympathy for the argument that it should be feasible to develop part of the site for low key industrial purposes and suggesting that Braye Vineries might be looked at again if the Environment Department were minded to delete Site IS5 (Land at Portinfer Road), which is what the Department has done. The purpose of this amendment is to increase the amount of suitable land to be designated as Allocation Sites to provide opportunities for those who operate small, low added-value businesses.

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To insert at the end of the words in the proposition: “, but subject to the modification that the Addendum to the Proposals Map shall also include Land at La Cache, Rue De La Cache, Vale (as referred to in paragraphs 107, 111 and 112 of the Inspector’s Report), as a further Allocation Site for small workshops and yards”.

Explanatory Note

At pages 33 to 35 of the Inspector’s Report she considered representations made in respect of three sites comprising Land at La Cache, Rue de La Cache, Vale, which had been proposed as another potential site for allocation as small workshops and yards to which new Policy RE7(A) will apply (see paragraphs 107 to 113 of her Report). The Inspector concluded that she saw no reason why the sites should not be considered together so that some or all might be taken forward for industrial use, but suggested that a transport assessment would be required. Consequently, she did not recommend the inclusion of any of the sites in the Addendum to the Proposals Map. The purpose of this amendment is to reverse that conclusion so that the combined site can be designated along with the other four sites identified across the Rural Area in order to provide opportunities for those who operate small, low added-value businesses, the Inspector’s concerns being addressed by her recommendation for an additional criterion relating to transport assessments to be included in Policy RE7(A) (see page 25 of her Report).

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AMENDMENT

Proposed by: Deputy D de G De Lisle

Seconded by: Deputy M H Dorey

Environment Department – Alterations and Additions to the Urban Area Plan (Review No. 1) and the Rural Area Plan (Review No. 1)

To insert at the end of the words in the proposition: “, but subject to the modification that the recommendation of the Planning Inspector that new Policy RE7(B) and explanatory text should be inserted as shown in proposed Change 4(ii), made on page 273 of that Report, following paragraph 85 of the Inspector’s Report, shall be rejected”.

Explanatory Note

The insertion of new Policy RE7(B) and explanatory text into the Rural Area Plan (Review No. 1) relating to Open Yards would introduce into the rural area a policy equivalent to part of Policy EMP7 in the Urban Area Plan (Review No. 1), involving a significant change to a fundamental tenet of the Rural Area Plan, which is to restrict development to the rural centres. It will also create a conflict with Policy RCE5 of the Plan, under which the Environment Department will encourage the restoration and beneficial after-use of derelict land. Proposed Change 4(ii) goes further than being a straightforward amendment to the Plan, undermines its integrity and should not be approved until there has been a full review of the entirety of the Plan.

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Billet d'État No. VIII

AMENDMENT

Proposed by: Deputy D de G De Lisle

Seconded by: Deputy I F Rihoy

Environment Department – Alterations and Additions to the Urban Area Plan (Review No. 1) and the Rural Area Plan (Review No. 1)

To insert at the end of the words in the proposition: “, but subject to the modification that the recommendation of the Planning Inspector that the Proposals Map should be changed to show Site IS2, Grand Fort/Hougues Magues Lane, St Sampson (as shown on the Site Summary Sheet at page 327 of that Report), as an allocation for small workshops and yards, made on page 276 of that Report, following paragraph 95 of the Inspector’s Report, shall be rejected”.

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Proposed by: Deputy D de G De Lisle

Seconded by: Deputy I F Rihoy

Environment Department – Alterations and Additions to the Urban Area Plan (Review No. 1) and the Rural Area Plan (Review No. 1)

To insert at the end of the words in the proposition: “, but subject to the modification that the recommendation of the Planning Inspector that the Proposals Map should be changed to show Site IS4, Rue des Landes (at rear), Forest (as shown on the Site Summary Sheet at page 329 of that Report), as an allocation for small workshops and yards, made on page 277 of that Report, following paragraph 98 of the Inspector’s Report, shall be rejected”.

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28th April, 2010

Billet d'État No. VIII

AMENDMENT

Proposed by: Deputy M J Storey
Seconded by: Deputy A H Brouard

Environment Department – Alterations and Additions to the Urban Area Plan (Review No. 1) and the Rural Area Plan (Review No. 1)

To number the proposition as “1” and to insert a further proposition as follows:

- “2. To request the Environment Department to investigate the potential for, and implications of, seeking designation of the Town of St Peter Port, or any specified areas thereof, as a UNESCO World Heritage Site in accordance with the international World Heritage Programme administered by the UNESCO World Heritage Committee and to report to the States thereon no later than October 2011.”.

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28th April, 2010

Billet d'État No. VIII

AMENDMENT

Proposed by: Deputy A H Brouard

Seconded by: Deputy M J Storey

Environment Department – Alterations and Additions to the Urban Area Plan (Review No. 1) and the Rural Area Plan (Review No. 1)

To number the proposition as “1” and to insert two further propositions as follows:

- “2. To direct the Strategic Land Planning Group, when preparing the draft revised Strategic Land Use Plan for consideration by the States as part of the 2010 review of the States Strategic Plan in accordance with the indication given in Appendix 3 to Billet d'État No. XXVI of 2009, to have particular regard to Chapter 8 (“Our Built Environment”) of the Environmental Policy Plan contained in Billet d'État No. XVIII of 2009.

3. To direct the Environment Department, when next preparing a fresh Development Plan or further draft amendments of the Urban Area Plan (Review No. 1) or the Rural Area Plan (Review No. 1) for the consideration of the States in accordance with section 8 of the Land Planning and Development (Guernsey) Law, 2005, to have particular regard to Chapter 8 (“Our Built Environment”) of the Environmental Policy Plan contained in Billet d'État No. XVIII of 2009.”.