

APPENDIX 6
FULL SCHEDULE OF AMENDMENTS PROPOSED BY THE PLANNING INSPECTORS AND
DEVELOPMENT AND PLANNING AUTHORITY CONCLUSIONS (INCLUDING RELEVANT
MAP EXTRACTS)

The Inspectors' Proposed Amendments and Development and Planning Authority's Conclusions

Insp Page N°	IDP Page N° or Section	IDP Paragraph N° and heading or Topic	Inspectors' Proposed Amendments Proposed new text shown " <i>in Italics within quotation marks</i> " (relevant references in brackets)	Authority's Conclusion
Spatial Policy				
20	Proposals Map	Main Centres and Main Centre Outer Areas boundaries	No changes to the Inner and Outer Main Centre boundaries except those set out in the Environment Department's proposed amendments to the Main Centre inner and outer boundaries. (Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – Inset Map 1 – Appendix 7)	Accept
Important Open Land				
27	Proposals Map	5.1: Important Open Land in Main Centres and Main Centre Outer Areas	Exclude the area of land referred to in IR747 at Les Amballes, St. Peter Port from the Important Open Land designation. (Appendix 6 – Map Extract 1)	Accept

Insp Page N°	IDP Page N° or Section	IDP Paragraph N° and heading or Topic	Inspectors' Proposed Amendments Proposed new text shown " <i>in Italics within quotation marks</i> " (relevant references in brackets)	Authority's Conclusion
28	Proposals Map	5.1: Important Open Land in Main Centres and Main Centre Outer Areas	Remove the land at Les Cotils, St. Peter Port referred to in representation IR397 from the Important Open Land designation. (Appendix 6 – Map Extract 2)	Accept
28	Proposals Map	5.1: Important Open Land in Main Centres and Main Centre Outer Areas	Review the Important Open Land status of the site at Mont Arrivé, St. Peter Port (IR454 refers) with a view to excluding the front two thirds of the site on the road frontage from the designation. (Appendix 6 – Map Extract 3)	Reject

Identified Development Opportunity Areas				
39	Proposals Map	Harbour Action Areas	<p>No textual changes to this section and policy, but amend the boundary of the St. Sampson's Harbour Action Area as indicated in Inset 8 to the Proposed Amendments.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – Inset Map 8 – Appendix 7)</p>	Accept
Local Centres				
23	88 & 90	12.1.4 and Policy LC2: Housing in Local Centres	<p>Noting that the Environment Department is content to delete the phrase "<i>in exceptional circumstances</i>" in Policy GP11 and paragraph 19.12.8:</p> <ul style="list-style-type: none"> (i) delete this from Policy LC2 and paragraph 12.1.4; (ii) replace the word "<i>need</i>" in paragraph 12.1.4 with "are proposed", as suggested by the Environment Department <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA18 – Appendix 7)</p>	Accept

41	Proposals Map	Local Centre Boundaries – Cobo Local Centre	Amend the Cobo Local Centre boundary to include this small open area at the junction of the Route de Cobo and the Cobo Coast Road. (Appendix 6 – Map Extract 4)	Accept
43	Proposals Map	Local Centre Boundaries – L'Aumone Local Centre	Within the L'Aumone Local Centre amend the north east boundary to include the three properties to the north of the existing boundary along the Rue du Friquet and thereby logically taking the L'Aumone Local Centre boundary to the limit of the Agriculture Priority Area. (Appendix 6 – Map Extract 5)	Accept
43	Proposals Map	Local Centre Boundaries – L'Islet Local Centre	Amend the south east corner of the boundary for the L'Islet Local Centre to include the Marks and Spencer retail unit and the Ker Maria housing development (Appendix 6 – Map Extract 6)	Accept

46	34 & 83	3.3: Local centres and 10. Local Centre Policies	<p>An additional Local Centre be designated at “Forest West”, including the Mallard Centre and incorporating the garage/convenience store, the Venture Inn, the Forest Primary School and the Le Rondin School and Child Development Centre.</p> <p>(Appendix 6 – Map Extract 7 and ‘Identifying Local Centre Boundaries’ September 2014 – Addendum Report March 2016, Environment Department – Appendix 9)</p>	Accept
Office, Industry and Storage and Distribution				
50	112 & 115	17.1.6 and, Policy OC3: Office, Industry and Storage and Distribution Outside of the Centres	<p>Amend paragraph 17.1.6, Policy OC3, the Glossary and Annex III as proposed by the Environment Department.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA29, PA30, PA85 & PA92 – Appendix 7)</p>	Accept

Agriculture Outside of Centres				
54	Proposals Map	Agriculture Priority Area	<p>Amend the Proposals Map to rectify the errors in the designation of Agriculture Priority Areas on the draft Proposals Map, as set out in the Environment Department's letter to the Planning Inquiry dated 15 September 2015.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA107, PA108, PA109, PA111, PA112, PA113 & PA114 and Inset Maps 9, 10, 11, 13, 14, 15, 16 – Appendix 7)</p>	Accept
54	Proposals Map	Agriculture Priority Area	<p>Amend the Agriculture Priority Area boundary in accordance with the Environment Department's response to FR140.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA110)</p> <p>(Inset Map 12- Appendix 7)</p>	Accept

Horticulture				
55	124	Policy OC6: Horticulture Outside of the Centres	<p>Reword the first paragraph of Policy OC6 to read: <i>“Proposals for new glasshouses, extensions, alterations, rebuilding or other works to existing glasshouses or buildings or ancillary or ordinarily incidental development associated with existing commercial horticultural holdings will be supported provided that:”</i></p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA34 – Appendix 7)</p>	Accept

Visitor Economy				
63	70 & 72	7.6 and Policy MC8: Visitor Accommodation in Main Centres and Main Centre Outer Areas	<p>Amend 7.6 and Policy MC8: Visitor Accommodation in Main Centres and Main Centre Outer Areas in accordance with Proposed Amendments PA15 and PA16, as set out in the Environment Department's letter to the Planning Inquiry dated 15 September 2015.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA15, PA16 – Appendix 7)</p>	Accept
63	98 & 101	13.4 and Policies LC6(A) and LC6(B): Visitor Accommodation in Local Centres	<p>Amend 13.4 and Policies LC6(A) and LC6(B): Visitor Accommodation in Local Centres, in accordance with Proposed Amendments PA23 and PA24, as set out in the Environment Department's letter to the Planning Inquiry dated 15 September 2015.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA23, PA24 – Appendix 7)</p>	Accept

63	130, 133 & 134	17.7 and Policies OC8(A), OC8(B) and OC8(C): Visitor Accommodation outside of the Centres	<p>Amend 17.7 and Policies OC8(A), OC8(B) and OC8(C): Visitor Accommodation outside of the Centres in accordance with Proposed Amendments PA44, and PA45 as set out in the Environment Department's letter to the Planning Inquiry dated 15 September 2015.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA44, PA45 – Appendix 7)</p>	Accept
Leisure and Recreation				
65	135 & 137	18.1 and Policy OC9: Leisure and Recreation Outside of the Centres	<p>Amend Policy OC9 as set out in the Environment Department's letter to the Planning Inquiry dated 15 September 2015.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA47 – Appendix 7)</p>	Accept

General Policies				
67	Proposals Map	Areas of Biodiversity Importance	<p>Recognise the biodiversity of the foreshore areas and, where justified, Area of Biodiversity Importance status should be accorded.</p> <p>(Appendix 6 – Map Extract 8)</p>	Accept
67	Proposals Map	Areas of Biodiversity Importance	<p>Exclude the small area of land referred to in representation IR747 from part of the Les Cotils/Rope Walk Area of Biodiversity Importance in St Peter Port from that designation.</p> <p>Appendix 6 – Map extract 1</p> <p>Former Environment Department conclusion was to accept the Inspectors recommendation.</p>	Reject
68	Proposals Map	Areas of Biodiversity Importance	<p>Exclude the small area of land on the road frontage shown in red on submission IR986 from the Area of Biodiversity Importance designation at Les Prins Lane, Vale.</p> <p>(Appendix 6 - Department – Map Extract 9)</p>	Accept

68	Proposals Map	Sites of Special Significance	Remove the SSS designation from the site referred to in IR159 and FR148 (Appendix 6 – Map Extract 10)	Accept
71	Proposals Map	Conservation Areas	Modify the boundaries of the Bridge, Vale and St. Sampson Conservation Area and the St. Martin's Church and Sausmarez Manor Conservation Area in accordance with Insets 21 and 24 respectively to the Environment Department's Proposed Amendments. (Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – Inset Maps 21 & 24 – Appendix 7)	Accept
74	171 & 173	19.12.2 and Policy GP11: Affordable Housing and Glossary	Clarify the definition of intermediate housing.	Accept

78	173	19.12.8 and Policy GP11: Affordable Housing	Amend Policy GP11 and paragraph 19.12.8 as suggested by the Department in its response to FR269 (Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA54 & PA56 – Appendix 7)	Accept
79	171 & 173	19.12 and Policy GP11: Affordable Housing	Introduce a transition period of three years for the introduction of the affordable housing policy.	Accept
Infrastructure Policies				
56	202	Policy IP1: Renewable Energy Production	Revise Policy IP1 by adding at the end of point c: <i>“or the renewable energy infrastructure is of a design that would allow agricultural activity to continue on the site; or,”</i> .	Accept

82	210 & 211	20.5 and Policy IP4: Airport Related Development	Modify Policy IP4 as follows: after “ <i>Where the site is immediately adjoining airport land it is demonstrated</i> ”; and after “ <i>Where the site is in close proximity to the airport but not on or immediately adjoining airport land it is demonstrated</i> ”, insert “ <i>in addition to criteria (a) and (b)</i> ”.	Accept
83	215 & 217	20.7 and Policy IP6: Transport Infrastructure and Support Facilities	Modify Policy IP6 in accordance with Proposed Amendment PA79. (Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA79 – Appendix 7)	Accept
86	217 & 218	20.8 and Policy IP7: Private and Communal Car Parking	No change to Policy IP7 other than insertion of “Supplementary” before “Planning Guidance”.	Accept

87	218 & 219	20.9 and Policy IP8: Public Car Parking	<p>Modify Policy IP8 in accordance with Proposed Amendment PA80.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA80 – Appendix 7)</p>	Accept
88	220 & 221	20.10 and Policy IP9: Highway Safety, Accessibility and Capacity	<p>Amend paragraph 20.10.4 and Policy IP9 in accordance with Proposed Amendments PA81 and PA82 respectively.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA81 & PA82 – Appendix 7)</p>	Accept

Annexes				
92	335, 336 & 337	Annex IX: Public Safety Areas - Major Hazards Public Safety Zone	<p>Modify paragraphs IX.14 to 20 and Map 4 in Annex IX in accordance with Proposed Amendments PA87-90.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – PA87 - PA90 – Appendix 7)</p>	Accept

Amendments Proposed by the Environment Department				
94	-	Proposed Amendments to the Draft Island Development Plan – September 2015	<p>Except where expressly recommended otherwise in this Report, amend the draft Island Development Plan in accordance with the Proposed Amendments submitted by the Environment Department in its letter to the Planning Inquiry dated 15 September 2015.</p> <p>(Proposed Amendments to the Draft Island Development Plan, September 2015, Environment Department – Appendix 7)</p>	Accept
95	-	Further Proposed Amendments - Matters Arising from the Planning Inquiry Hearings into the Draft Island Development Plan- October 2015 (summary report)	<p>Amend the draft Plan in accordance with further Proposed Amendments to the Environment Department's response to matters arising at the Planning Inquiry Hearings, dated 29 October 2015, subject to omission of proposed additions of "<i>adequately</i>".</p> <p>(Matters arising from the Planning Inquiry Hearings into the Draft Island Development Plan – 6th October 2015 to 23rd October 2015, Summary Report, Environment Department, March 2016 – Appendix 8)</p>	Accept

Draft Island Development Plan Proposals Map

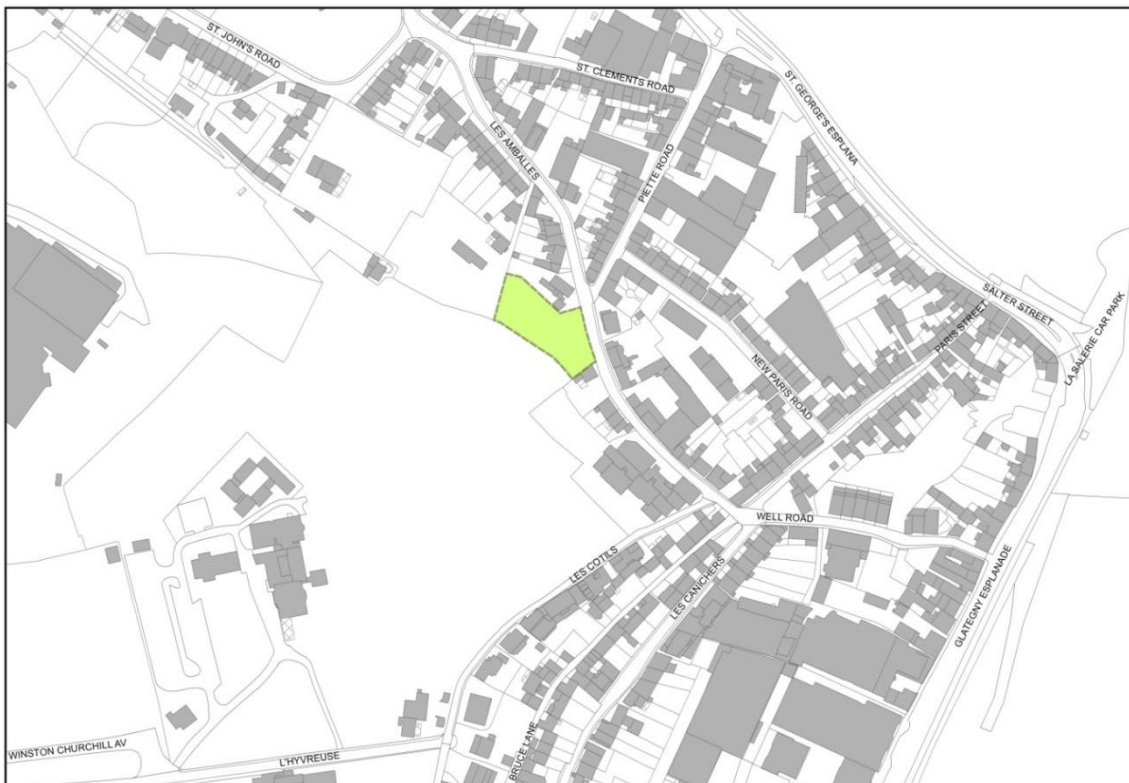
Map extract 1

Inspectors' Recommendations

Site: Les Amballes, St. Peter Port (Ref: IR747).

Recommendation: Exclude identified area from the Area of Biodiversity Importance and Important Open Land designations.

Map not to scale



Former Environment Department conclusion; Accept the Inspectors' recommendation.

Development and Planning Authority do not agree with the amendments to the plan to exclude the identified area from the Area of Biodiversity Importance.

See also Inspectors' Report page 27 and 67.

Draft Island Development Plan Proposals Map

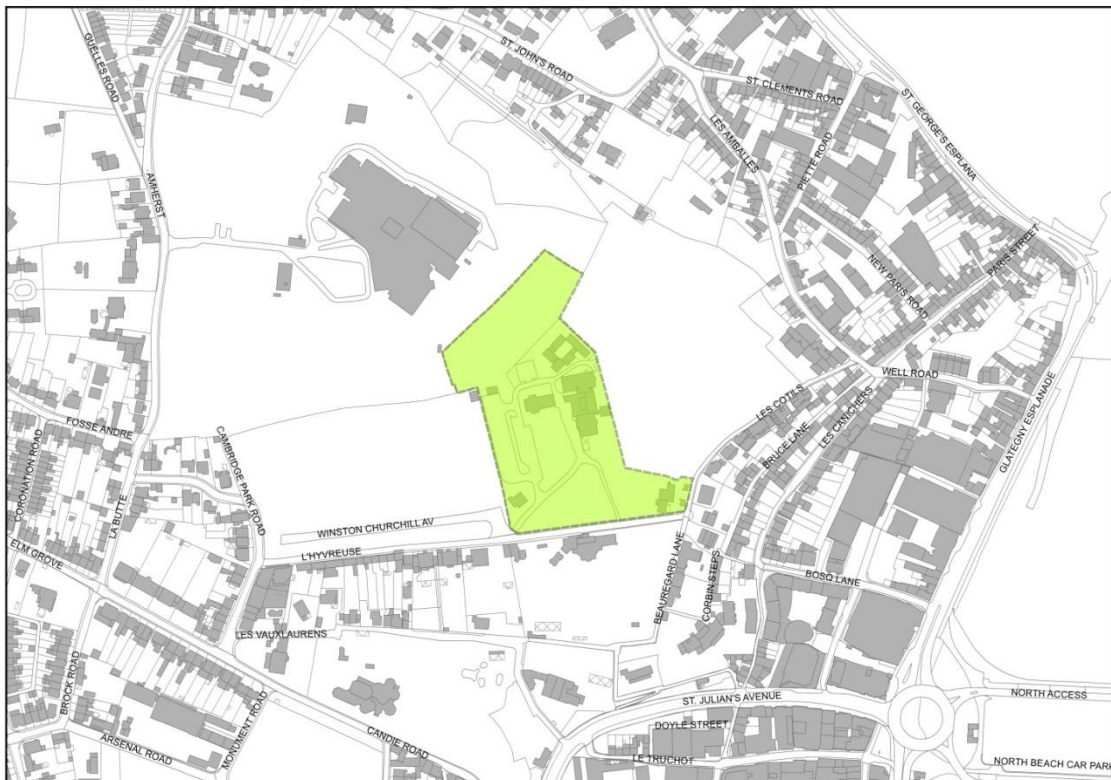
Map extract 2

Inspectors' Recommendations

Site: Les Cotils, St. Peter Port (Ref: IR397).

Recommendation: Remove identified area from the Important Open Land designation.

Map not to scale



Development and Planning Authority conclusion; Accept the Inspectors' recommendation.

See also Inspectors' Report page 28.

Draft Island Development Plan Proposals Map

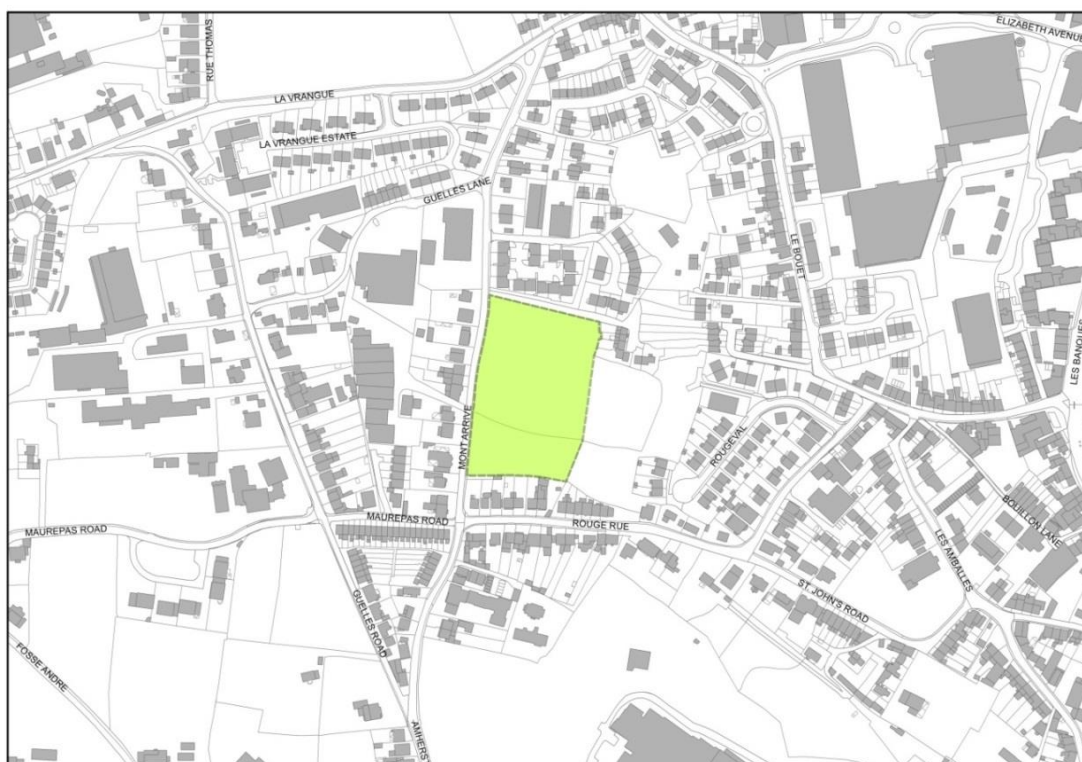
Map extract 3

Inspectors' Recommendations

Site: Mont Arrive, St. Peter Port (Ref: IR454).

Recommendation: Remove identified area from the Important Open Land designation.

Map not to scale



Development and Planning Authority conclusion; **Reject the Inspectors' recommendation.**

See also Inspectors' Report page 28.

Draft Island Development Plan Proposals Map

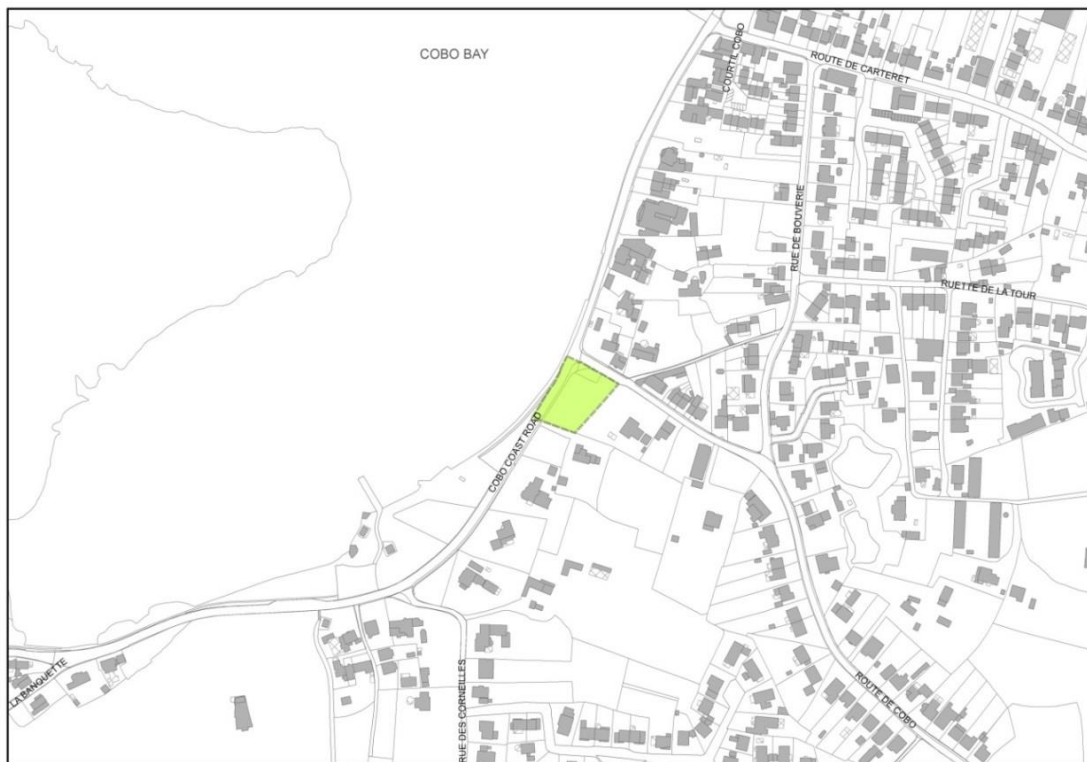
Map extract 4

Inspectors' Recommendations

Site: La Roseliere, Cobo Coast Road/Route de Cobo, Castel.

Recommendation: Amend Cobo Local Centre Boundary to include identified area in the Cobo Local Centre.

Map not to scale



Development and Planning Authority conclusion; Accept the Inspectors' recommendation.

See also Inspectors' Report page 41.

Draft Island Development Plan Proposals Map

Map extract 5

Inspectors' Recommendations

Site: Rue Du Friquet, Castel.

Recommendation: Amend L'Aumone Local Centre Boundary to include identified area in L'Aumone Local Centre.

Map not to scale



Development and Planning Authority conclusion; Accept the Inspectors' recommendation.

See also Inspectors' Report page 43.

Draft Island Development Plan Proposals Map

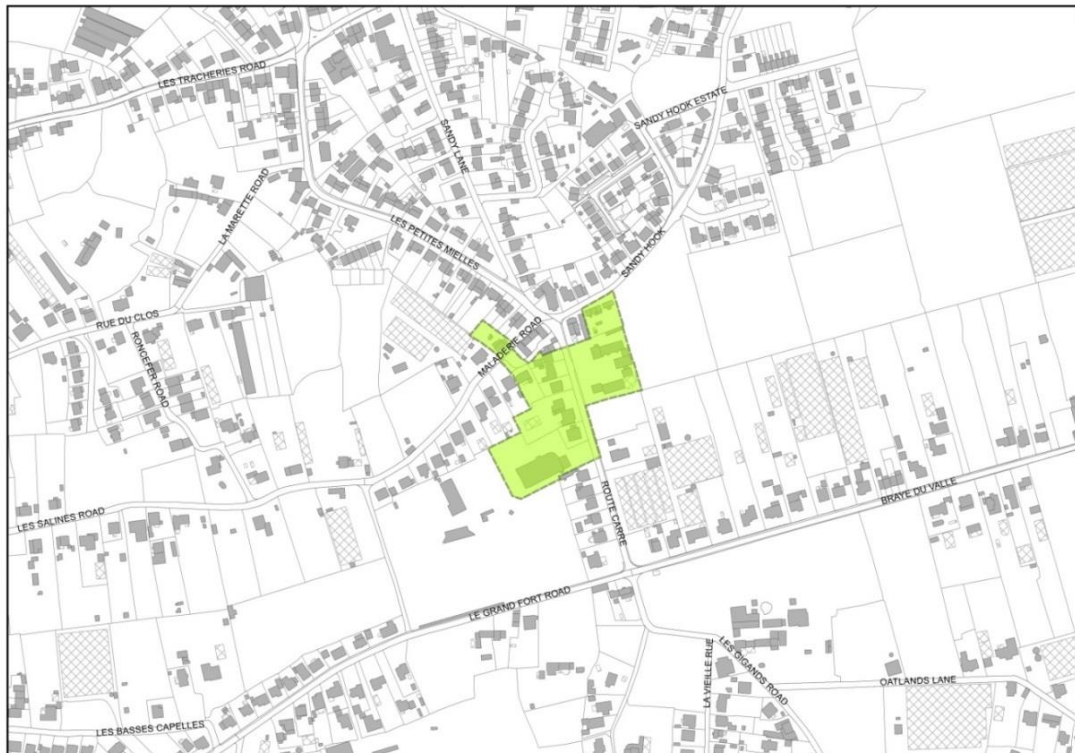
Map extract 6

Inspectors' Recommendations

Site: Area to the South East of L'Islet Local Centre, St. Sampson.

Recommendation: Amend L'Islet Local Centre boundary to include identified area in L'Islet Local Centre.

Map not to scale



Development and Planning Authority conclusion; **Accept the Inspectors' recommendation.**

See also Inspectors' Report page 43.

Draft Island Development Plan Proposals Map

Map extract 7

Inspectors' Recommendations

Site: West of the Airport entrance, Forest.

Recommendation: Add an additional Local Centre designated at 'Forest West'.

Map not to scale

Draft Island Development Plan Proposals Map

Map extract 7

Inspectors' Recommendations

Site: West of the Airport entrance, Forest.

Recommendation: Add an additional Local Centre designated at 'Forest West'.

Map not to scale

Draft Island Development Plan Proposals Map

Map extract 7

Inspectors' Recommendations

Site: West of the Airport entrance, Forest.

Recommendation: Add an additional Local Centre designated at 'Forest West'.

Map not to scale

Draft Island Development Plan Proposals Map

Map extract 7

Inspectors' Recommendations

Site: West of the Airport entrance, Forest.

Recommendation: Add an additional Local Centre designated at 'Forest West'.

Map not to scale

Draft Island Development Plan Proposals Map

Map extract 7

Inspectors' Recommendations

Site: West of the Airport entrance, Forest.

Recommendation: Add an additional Local Centre designated at 'Forest West'.

Map not to scale

Draft Island Development Plan Proposals Map

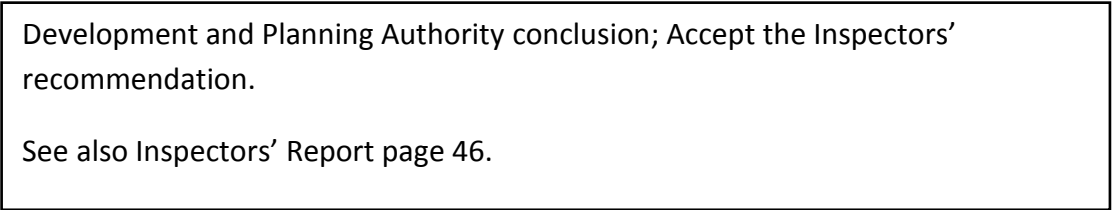
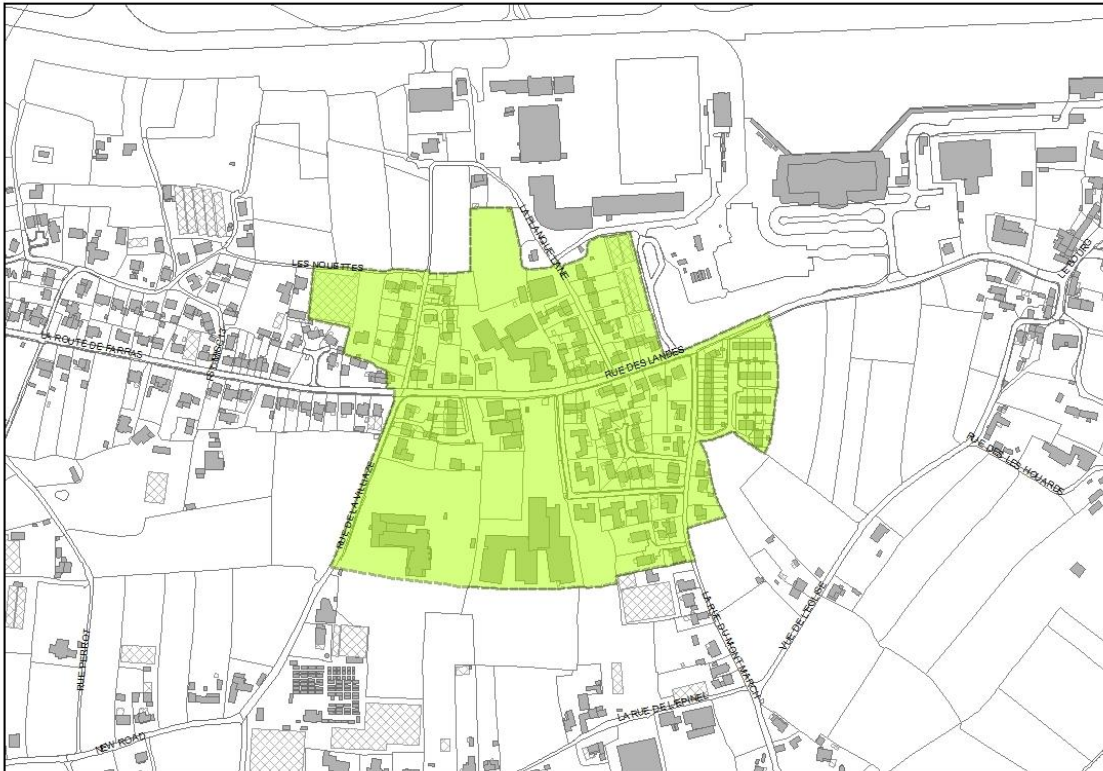
Map extract 7

Inspectors' Recommendations

Site: West of the Airport entrance, Forest.

Recommendation: Add an additional Local Centre designated at 'Forest West'.

Map not to scale



<p>Development and Planning Authority conclusion; Accept the Inspectors' recommendation.</p> <p>See also Inspectors' Report page 46.</p>
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<p>Development and Planning Authority conclusion; Accept the Inspectors' recommendation.</p> <p>See also Inspectors' Report page 46.</p>
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Draft Island Development Plan Proposals Map

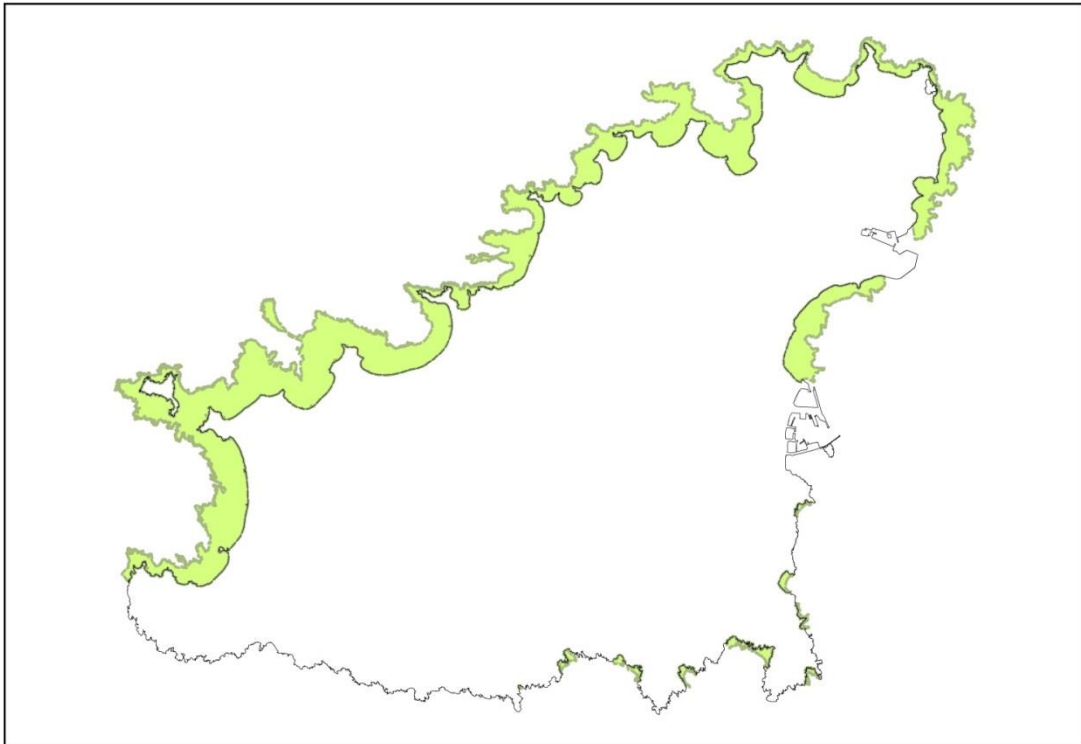
Map extract 8

Inspectors' Recommendations

Site: Foreshore.

Recommendation: Include identified area in the Area of Biodiversity Importance designation.

Map not to scale



Development and Planning Authority conclusion; Accept the Inspectors' recommendation.

See also Inspectors' Report page 67.

Draft Island Development Plan Proposals Map

Map extract 9

Inspectors' Recommendations

Site: La Grande Cloture, Portinfer Road, Vale (Ref: IR986).

Recommendation: Remove identified area from the Area of Biodiversity Importance designation.

Map not to scale



Development and Planning Authority conclusion; Accept the Inspectors' recommendation.

See also Inspectors' Report page 68.

Draft Island Development Plan Proposals Map

Map extract 10

Inspectors' Recommendations

Site: Rue Des Salines, St Pierre Du Bois (Ref: IR159 & FR148).

Recommendation: Remove Identified area from the Site of Special Significance designation.

Map not to scale



Development and Planning Authority conclusion; Accept the Inspectors' recommendation.

See also Inspectors' Report page 68.

Photo 1: View from Mont Arrive looking south



Photo 2: View from within site looking north.



Photo 3: View from site looking south east.



Photo 4: View from within site looking east.

