

Education Offices Development Framework

Supplementary Planning Guidance September 2019

Contents

1. Introduction 3

2. Site Overview 3

3. Planning Policy Context 3

4. Surrounding Area 4

5. Immediate Area 6

6. Site Description 8

7. Site Analysis..... 10

8. Development Guidelines 12

9. Waste and Environment 17

Appendix 1: Protected Building Notice 18

Appendix 2: IDP Policy Context 19

1. Introduction

1.1.1. This Development Framework provides planning guidance for the potential residential development of the former Education Offices site, Grange Road, St Peter Port. It provides broad, comprehensive and practical guidance on how the policies in the Island Development Plan (IDP 2016) will be applied to the site, and considers appraisal of the site and wider area. This Development Framework is Supplementary Planning Guidance and any planning application for development on the site should be in accordance with it.

2. Site Overview

2.1. The site is located in St Peter Port, within the Main Centre Inner Area and Conservation Area. The site area is approximately 0.296 hectares (1.77 vergées). There are three buildings on the site, the largest of which forms the southern boundary of the site with La Couperderie (Grange Road House, also known as La Couperderie). Virtually the whole of this building is a Protected Building (PB1619). The Protected Building Notice is included at Appendix 1.

2.2. Vehicle and pedestrian access to the site is from Grange Road, with an additional pedestrian access onto La Couperderie through the main building. Image 1 shows the site outlined in red on an extract from the Island Development Plan Proposals Map.

3. Planning Policy Context

3.1. The site is located within the St Peter Port Main Centre Inner Area as defined in the IDP, 2016, and it also falls within the St Peter Port Conservation Area. The site is designated as a Housing Allocation site and therefore Plan policies support the principle of residential development in this location. In particular, policies S1: Spatial Policy, S2: Main Centres and Main Centre Outer Areas, MC2: Housing in Main Centres and Main Centre Outer Areas, GP4: Conservation Areas and GP5: Protected Buildings are relevant.

3.2. As this site is a Housing Allocation, this Development Framework relates only to the residential development of the site. Due to the location of the site within reasonable proximity to existing shops, services and facilities, complementary development such as recreational or community facilities will not need to be provided on site.

3.3. Individual policies of the IDP should not be read in isolation or taken out of context, however the policies that are considered to be particularly relevant to the site are listed and summarised in Appendix 2. Policy wording in the IDP, including preceding text and Annexes, should be referred to in drawing up detailed development proposals. Relevant Supplementary Planning Guidance (SPG) for Parking Standards and Traffic Impact Assessment (2016) and Affordable Housing (2016) will also need to be taken into account.

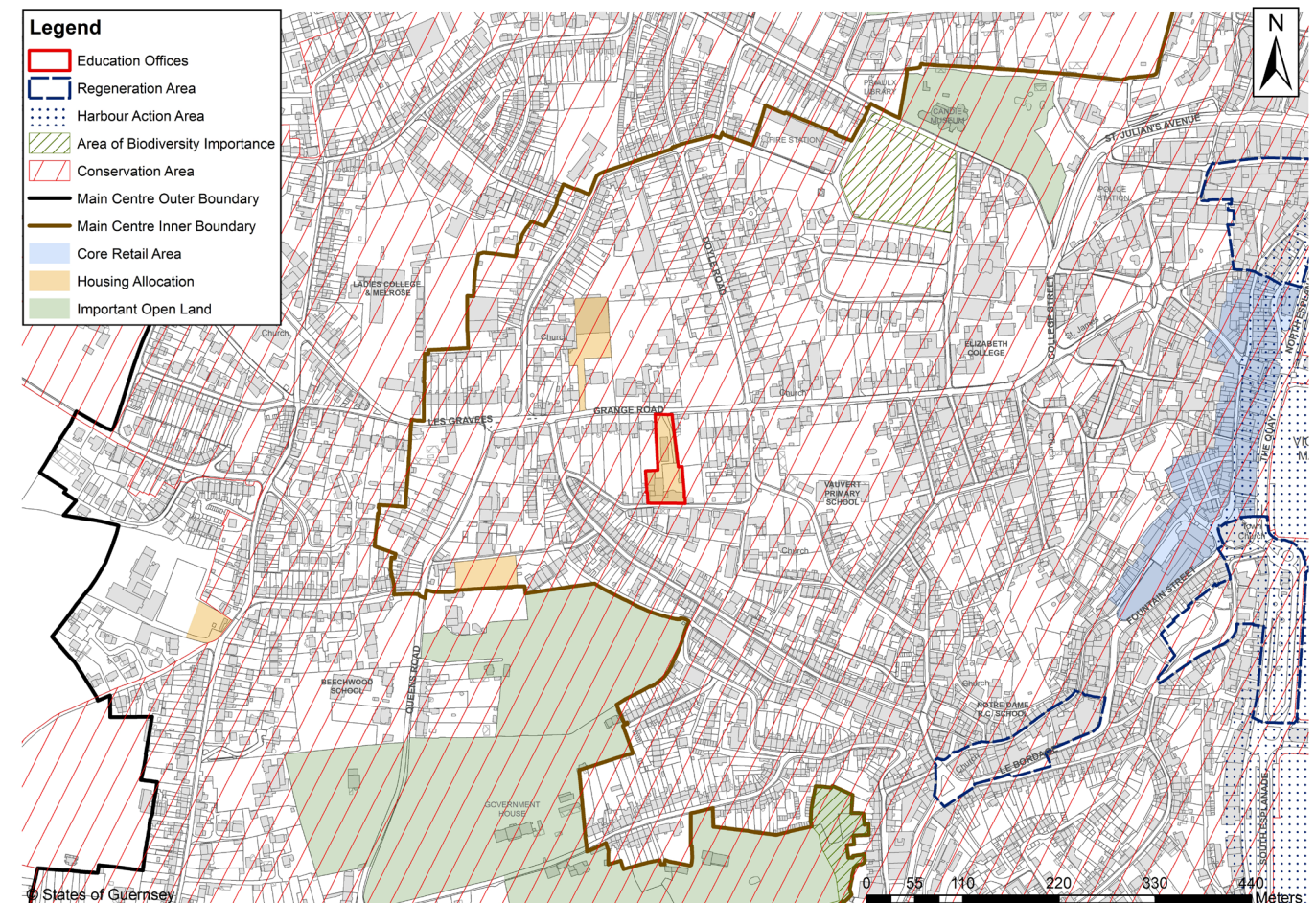


Image 1: Extract from the IDP Proposals Map, 2016, showing the site outlined in red.

4. Surrounding Area

4.1. The site is located in a predominantly residential area within the St Peter Port Conservation Area. Non-residential uses in the area include St Joseph & St Mary's Church, Vauvert Primary School, Notre Dame du Rosaire Primary School and the Grange Lodge Hotel. Bougourd Ford Housing Allocation site lies to the north west, for which there is an approved Development Framework (adopted April 2019). Image 3 shows an aerial view of the site in context.

4.2. There are a large number of Protected Buildings adjacent, opposite and in close proximity to the site. Protected Monument PM26, a parish pump, lies to the west on La Couperderie, and to the south, the steps leading from Victoria Road to St Joseph's Presbytery, together with the fountain at their foot, are also protected (PM25). PM28 is the protected plaque on Queens Road, bearing the inscription "The Queen's Road 24th August 1846". The Protected Buildings and Protected Monuments are shown on image 2. No sites of archaeological importance have been identified in the local area, and there are no designated Sites of Special Significance or Areas of Biodiversity Importance in the area surrounding the site.

4.3. The site is well connected to the wider road network. Grange Road is designated as a Traffic Priority Route offering direct access to the centre of Town and a main thoroughfare to the rest of the Island. La Couperderie to the south of the site is a neighbourhood road and forms part of a larger one way system accessed from the top of Victoria Road and leading out onto Vauvert, both local circulation routes.

4.4. There are several bus stops close to the site which provide services across the Island. There are footpaths on Grange Road and La Couperderie, though only on one side of the road. Beau Sejour, Cambridge Park and Candie Gardens are within walking distance, as is Notre Dame du Rosaire Primary School, Vauvert Primary School and both Elizabeth and Ladies College sites. The centre of Town is approximately 5 minutes' walk away.

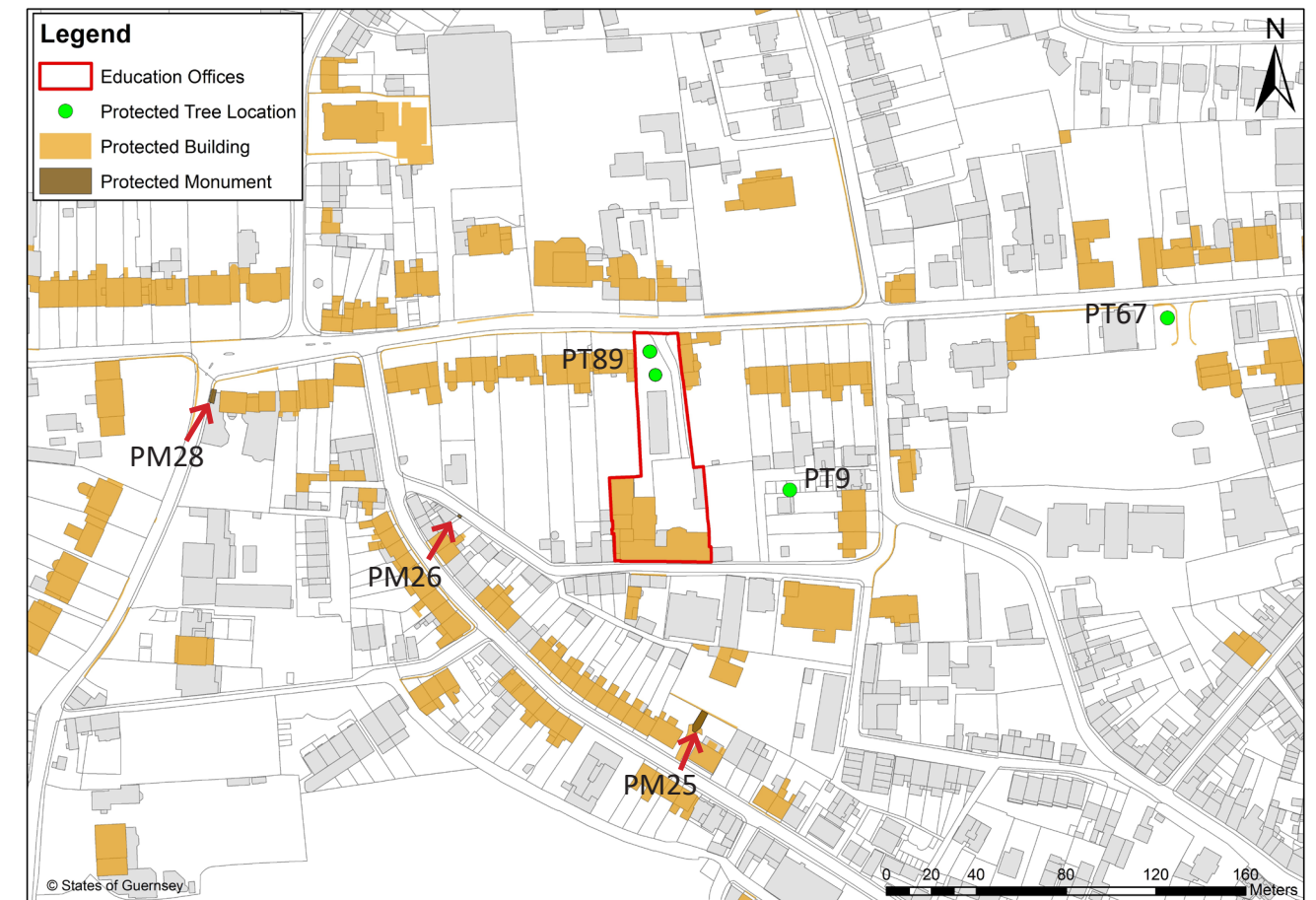


Image 2: Protected Buildings, Protected Monuments and Protected Trees in the area around the Education Offices Housing Allocation site, shown outlined in red. Protected Monuments and Protected Trees labelled for clarity.



1: Grange Lodge Hotel, Grange Road



2: La Couperderie, looking east.



3: Victoria Road, south west of the Housing Allocation site



4: Parish Pump (PM26)

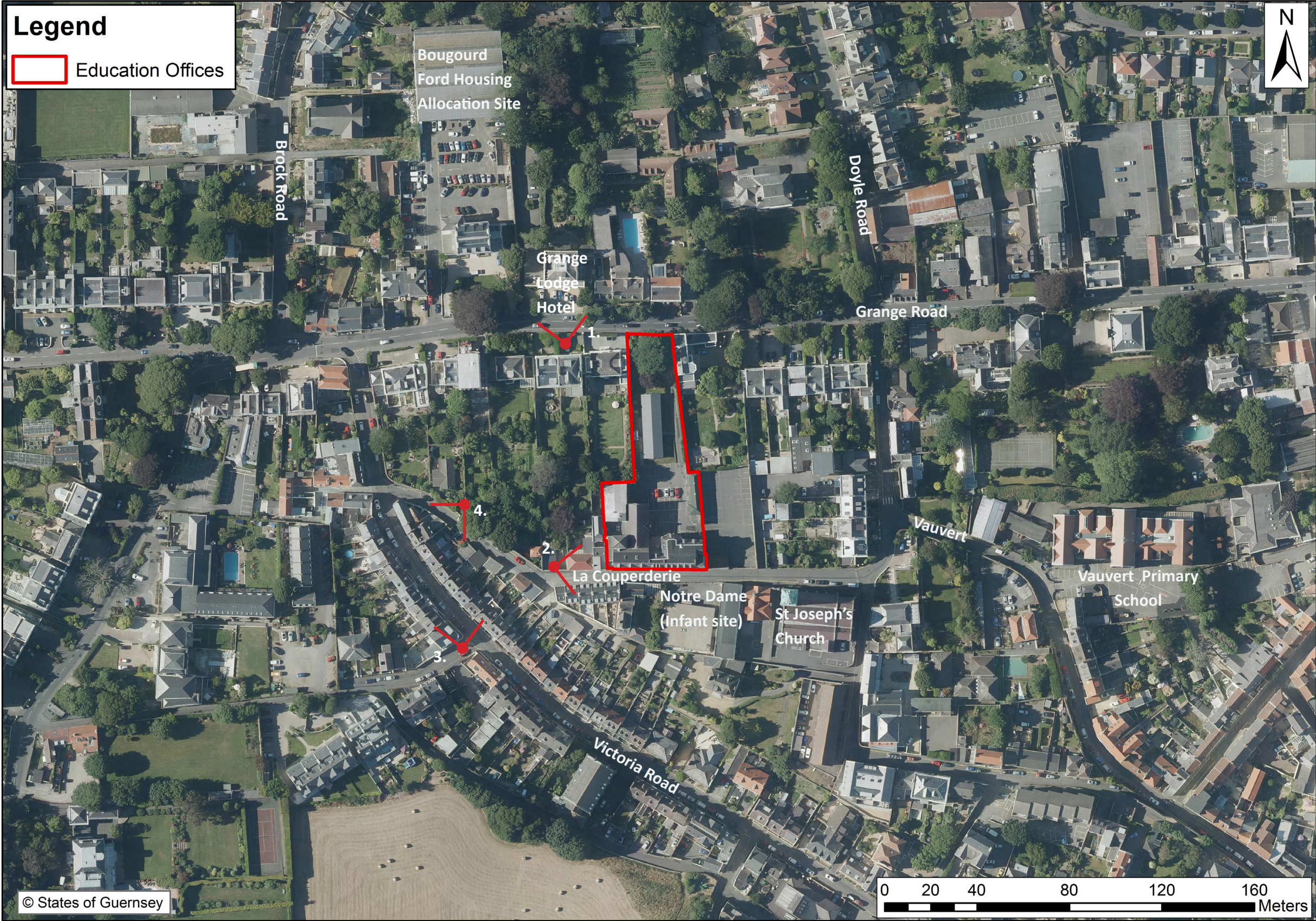


Image 3: Aerial view of site (outlined in red) and the surroundings.

5. Immediate Area

Local Characteristics

5.1. To the east and west of the site are large 2-3 storey Georgian-style villas which front onto Grange Road. Many of these are Protected Buildings (see Image 2), including those adjoining this site, that is, Brockhurst to the east (PB662) and La Jachere De La Grange to the west (PB663). Generally these buildings are set back from the road behind hedge and railing-lined front gardens with mature vegetation and trees which make an important contribution to the character of the Conservation Area. The spaces in front of and between these buildings, including the current access to the subject site, are again characterised by their mature vegetation and trees which give a green feel to the Conservation Area.

5.2. These villas on Grange Road are grand buildings of high architectural merit and reflect the wealth of the Island and the people who lived in them. In the main these properties have extensive south-facing rear gardens enclosed by tall stone walls. Some properties have been converted to commercial units such as offices and hotels, whilst others have been subdivided into flats, but many remain as large single houses. The overall impression of Grange Road is a very grand street leading to/from the mediaeval centre of St Peter Port.

5.3. The age of buildings and character of La Couperderie is more mixed, adding variety to the character of the Conservation Area. There is a strong sense of enclosure as a result of the form of built development and the high roadside stone walls which enclose the rear gardens of properties on Grange Road. There are several garages serving properties on Victoria Road, smaller 2-2 ½ storey terraced houses, the landmark St Joseph & St Mary's Church (dating from 1851), and other institutional buildings including parts of Notre Dame du Rosaire Primary School and the main building on the Housing Allocation site (Grange Road House).

Materials

5.4. Buildings on Grange Road are characterised by the use of smooth render and slate with large, prominent chimneys with clay pots. They are constructed to characteristic Georgian proportions with ornate façades complemented by the Georgian-style windows, door surrounds, string courses and parapets.

5.5. Buildings and roadside walls on La Couperderie are a mix of smooth render and exposed stone frontages, the buildings most often having slate roofs. Stonework displays a range of methods of laying from random rubble to snecked. Institutional buildings, such as the south elevation of the main building on the Housing Allocation site (Grange Road House), demonstrate the latter.

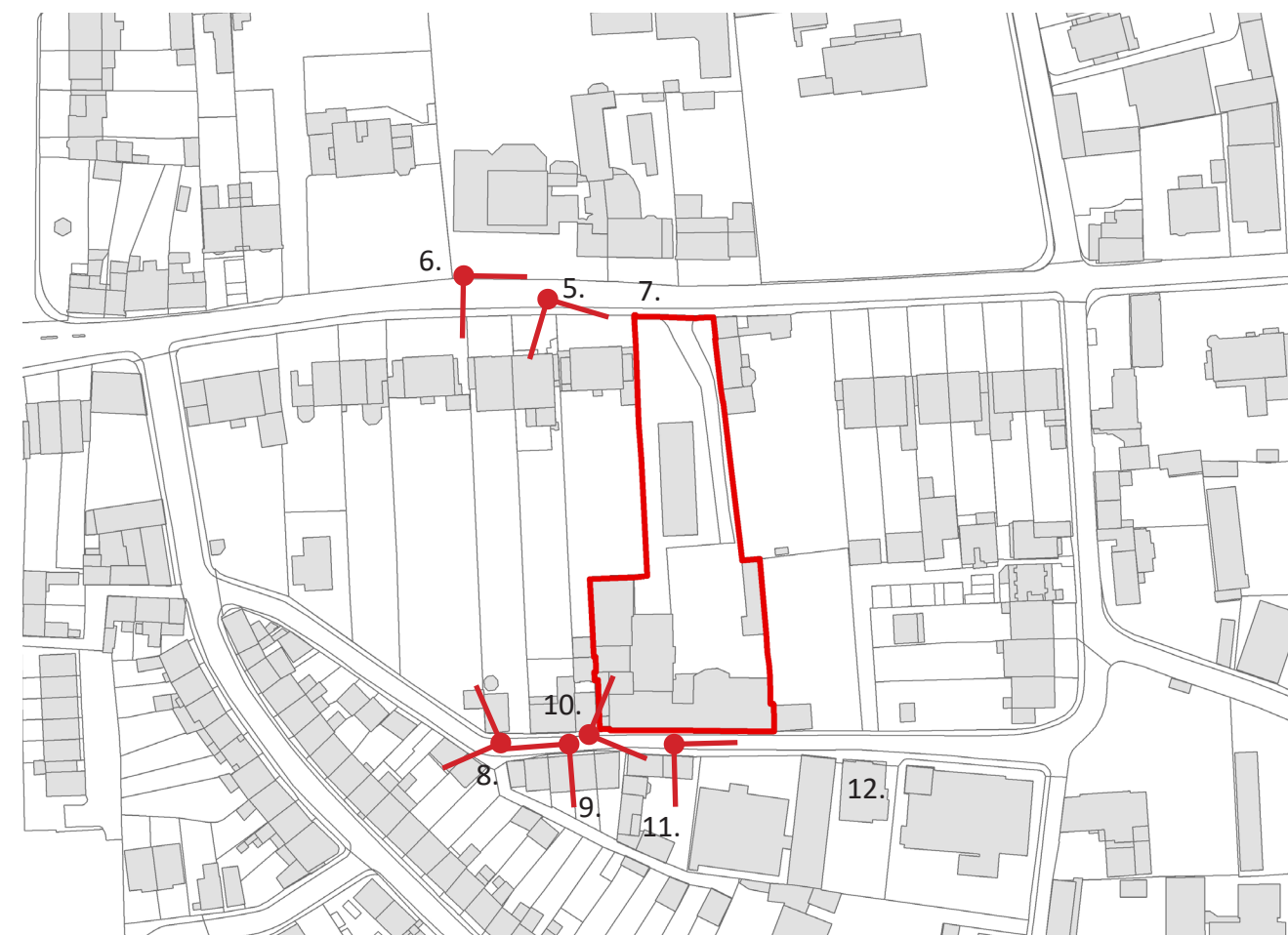


Image 4: Photo Location Map



5:Georgian-style villa, Grange Road (La Jachere de la Grange PB663)



6: Mature vegetation, Grange Road



7: Georgian-style proportions and detaillling



8: La Couperderie, looking west



9: Random rubble stonework opposite Housing Allocation site on La Couperderie



10: South elevation of Grange Road House (PB1619) showing decorative stonework



11: Rendered terraced housing, La Couperderie



12: St Joseph's Church and entrance to Notre Dame du Rosaire Primary School (infants site), La Couperderie

6. Site Description

Current Use

6.1. The site is currently occupied by three buildings. The main building was last utilised by the States of Guernsey Education Service and is of substantially greater scale and footprint than the majority of residential properties in the vicinity. Towards the north of the site is a single storey, timber framed and clad militia hut, most recently used on a temporary basis as a childrens' nursery, but now vacant. A further single storey annex lies adjacent to the east boundary.

6.2. The main building (Grange Road House, PB1619) is an L-plan 2 ½ storey building and was originally a house set within the southern part of an area of land between Grange Road and La Couperderie, the former subsequently lined with housing development. The house was converted for use as a school during the late 19th Century. At that time an assembly hall and multi-storey classroom block were constructed to the west. Other alterations and extensions include numerous dormers to the roof, a two-storey flat roofed classroom block to the north west and a single-storey reception area. The school relocated in 1965 and the building was, until recently, used as offices.

6.3. The assembly hall, entrance hall, stair tower, rooms with bow windows and western part of the street façade to La Couperderie are of particularly high value to the special interest of the Protected Building. Internal fabric and features survive including, but not limited to, joinery, panelling, floors and doors and there are numerous suspended ceilings which may conceal further contributors to the special interest.

6.4. Views of the building in the street scene on La Couperderie and across the site from the north are important in terms of the setting of the Protected Building.

Existing Landscaping, Biodiversity and Archaeology

6.5. There are areas of lawn and mature self-seeded, multi-stem trees in the north part of the site adjacent to the vehicular access on to Grange Road which contribute to the character of the Conservation Area. The 6 stem Sycamore Tree and Copper Beech tree at the site entrance to Grange Road are protected trees (Group Tree Protection Order PT89). Grassed areas extend into the site around the timber clad militia hut at the north of the site. The eastern boundary of the site also contains planting and soft landscaping alongside the access drive. The site also contains extensive tarmac parking areas.

6.6. There are no identified Sites of Archaeological Importance, Areas of Biodiversity or Sites of Special Significance on the site. However, this does not mean that there is no potential for archaeological finds or biodiversity on site. For example the Protected Building Notice recognises the archaeological interest of Grange Road House, and it is possible that certain bird or bat species use some of the buildings for roosting and nesting.

Boundaries

6.7. The north boundary of the site is formed by a c.1m tall rendered retaining wall with shrub planting above, either side of the site access. To the east and west of the access the site is flanked by 2 ½ storey houses and high stone boundary walls (Brockhurst to the east (PB662) and La Jachere De La Grange to the west (PB663). The south elevation of the main building forms the south boundary onto La Couperderie.

Site Access

6.8. The main access to the site is from Grange Road, providing access for vehicles and pedestrians although there is no dedicated footpath into the site. The layout of the access and driveway date from pre-1898. The roadside walls, although not Protected, contribute to the Conservation Area in terms of enclosure and materials.

6.9. Pedestrian access to La Couperderie is available through the main building on the south site boundary. Previous vehicular access to La Couperderie across an adjacent car park was by agreement with the Catholic Church, the land owner, and is not a legal right of way.

6.10. Due to the proximity of several school sites, there are notable peaks in traffic and pedestrian movements in the area coinciding with school drop-off and pick-up times, which can lead to incidents of congestion on La Couperderie.

Land Levels and Flood Risk

6.11. The site is generally level although to the east beyond the site the land levels drop towards Town. La Couperderie is set approximately 1.5m lower than the ground floor level of the main building.

6.12. There is no identified risk of flooding on the site.

Public Utilities

6.13. All mains utility services, including gas, water, electricity, telecoms and main drains, are located in Grange Road.



13: North elevation of main building, Grange Road House (PB1619)



14: East elevation of main building, Grange Road House (PB1619)



15: Grange Road House (PB1619), south elevation on La Couperderie, looking east



17: Mature vegetation and trees (including PT89) around the site entrance, looking north to Grange Road from within the site



19: View north from within site, showing eastern boundary wall and Brockhurst (PB662)



16: Entrance to Housing Allocation site from Grange Road



18: View across site from south east looking north. Militia hut to north of site (temporary children's nursery)



20: Single storey annex along eastern boundary



21: Gated opening along eastern boundary



Image 5: Site description diagram

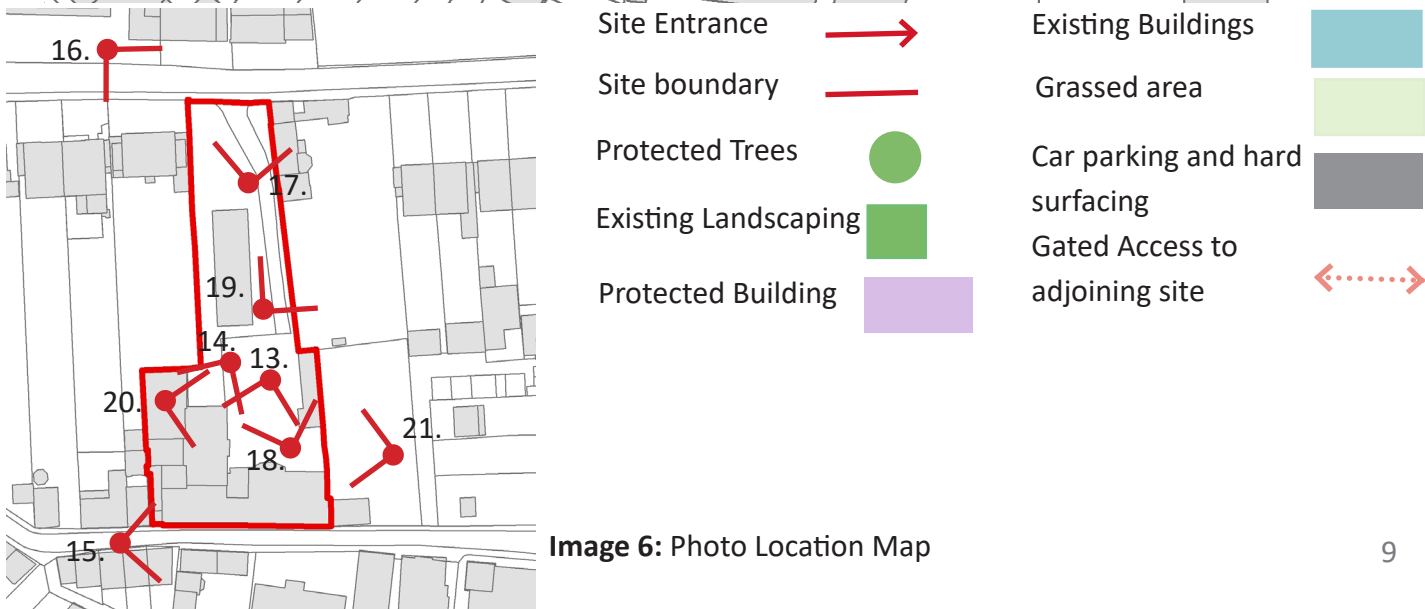


Image 6: Photo Location Map

7. Site Analysis

7.1. Proposals for the site must take into account the site analysis and the constraints and opportunities identified in this section. This ensures that any development is suitable for the site and relates well to its context.

7.2. The location of the site and the historic setting provides potential for a quality residential development in a highly accessible part of St Peter Port which incorporates a variety of dwelling types.

7.3. There are opportunities to improve pedestrian access both to and within the site by the provision of a dedicated footpath or other method of overcoming conflict with motorised vehicles and bicycles.

7.4. There are opportunities to make changes to the entrance of the site if needed. Such changes however would be constrained by the need to conserve enclosure and use materials appropriate to the Conservation Area.

7.5. There may be future opportunities to redevelop the adjacent car park to the east which has the potential to provide further improvements to the connectivity of the site to La Couperderie for pedestrians and cyclists.

7.6. Due to the proximity of existing public services and public transport, there is an opportunity to reduce the number of car parking spaces associated with the development below the maximum standards set out in the Parking Standards and Traffic Impact Assessment, Supplementary Planning Guidance (2016).

7.7. A reduced number of parking spaces on site could enable more effective and efficient use of land. It could also provide opportunities to encourage modal shift through designing for cyclists and pedestrians from the outset.

7.8. There is a large proportion of hard surfacing on site and through redevelopment there is an opportunity to improve the landscaping of the site to enhance biodiversity, public realm, the Conservation Area and the setting of the Protected Building.

7.9. There is a possibility that certain bat and bird species use the existing buildings for roosting and nesting which if proven would require mitigation measures to be taken. There may also be opportunities to improve biodiversity by incorporating features such as bat bricks and similar structures into the design of any new buildings.

7.10. The presence of mature trees and vegetation on the site, in particular in the vicinity of the entrance from Grange Road, is a positive contributor to the Conservation Area which should be conserved and which there is potential to enhance through careful consideration of landscaping and choice of building and surfacing materials. The cluster of Sycamore trees at the entrance to the site, along with the Copper Beech tree to the north of the militia hut, are protected by a group Tree Protection Order (TP89).

7.11. The provision of public art could contribute to improving the public realm on site and could reflect the historic setting.

7.12. The Protected Building located on the site, 'Grange Road House' (PB1619) presents a constraint. However there is also an opportunity to convert and subdivide the main building to provide a number of residential units.

7.13. Grange Road House forms the southern boundary along La Couperderie. The conversion and subdivision of this Protected Building should consider the amenity of future residents, particularly relating to overlooking.

7.14. Views of the Protected Building (Grange Road House) in La Couperderie street scene and across the site from the north are important in terms of the setting of the Protected Building.

7.15. The existing car parking areas in front of the Protected Building do not enhance the building's setting, and there may be opportunities through the redevelopment of this site to improve the setting of the Protected Building.

7.16. The settings of other Protected Buildings in the vicinity of the site could be a constraint to development, although the prestigious historic setting in itself can be viewed as an opportunity and a positive aspect of the site in terms of its character and appeal.

7.17. There is an opportunity to demolish the non-protected buildings on site in order to maximise the potential for development on the site.

7.18. High stone walls forming the eastern and western site boundaries provide some privacy at ground floor level, although the neighbouring amenity and amenity of any new development must be considered, in particular privacy, overlooking and overshadowing.

7.19. Ground and upper floor windows in the western elevation of the adjacent property to the east (Brockhurst PB662) overlook the northern part of the site. Upper floor windows in the eastern elevation of the adjacent property to the east (La Jachere de la Grange PB663) also overlook the northern part of the site. This presents a constraint to development.

7.20. Grange Road has a distinctive and consistent architectural character which could influence the design of new development on the site, including scale, massing and architectural style and features.

7.21. There is strong frontage development along Grange Road and through the development of this site there is an opportunity to introduce frontage development on Grange Road.

7.22. The redevelopment of the site provides an opportunity to improve management of surface water through the introduction of Sustainable Urban Drainage systems (SUDs).

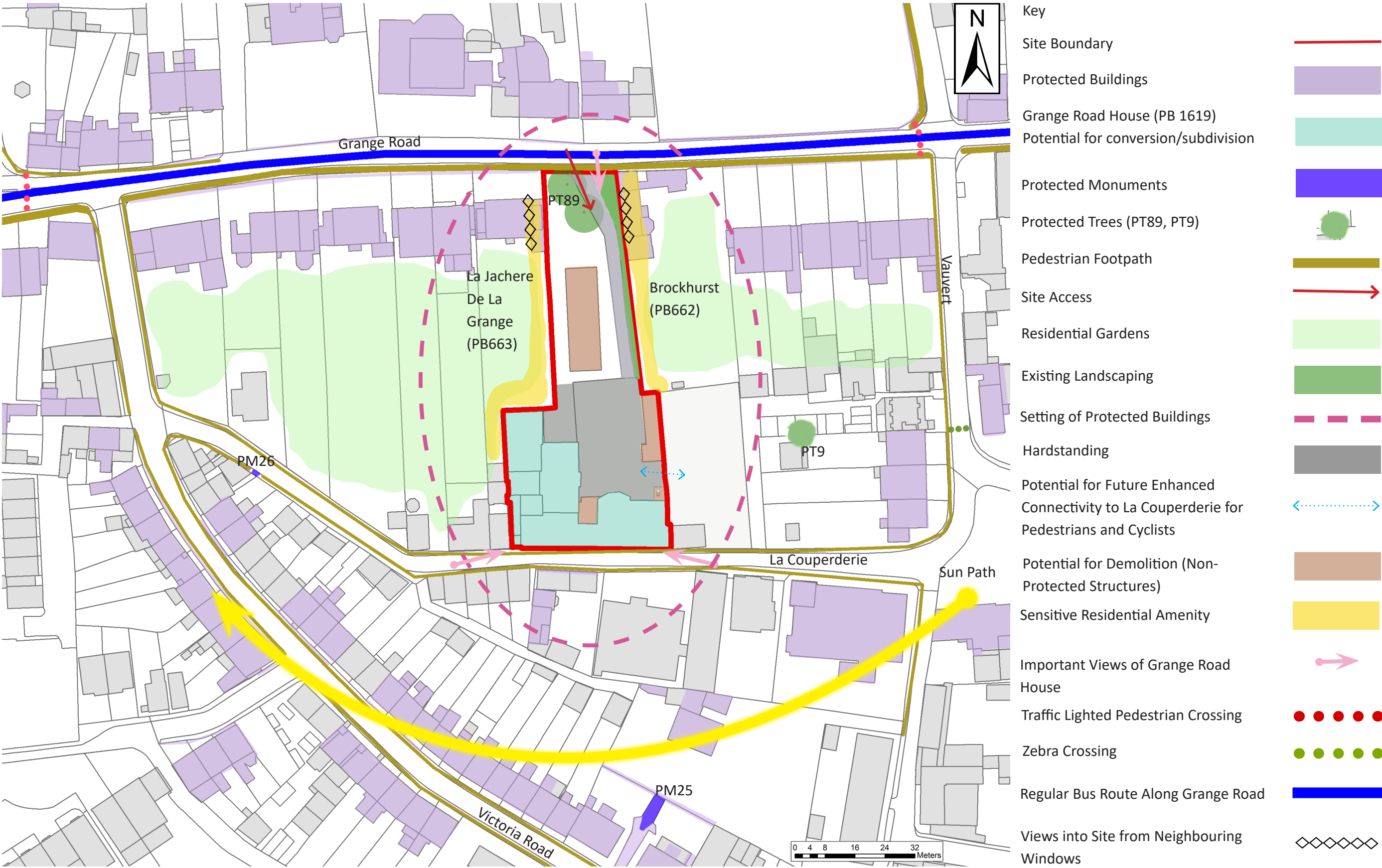


Image 7: Site analysis diagram

8. Development Guidelines

8.1. The following guidelines must be read in association with the preceding analysis and context. Development proposals should respond appropriately to the identified constraints and opportunities and development should be in accordance with the following guidelines.

Comprehensive Development

8.2. Proposals for development must conform to a comprehensive scheme for the whole site in order to make the most effective and efficient use of land. This site must be treated as one and its division will not be supported.

8.3. The layout and orientation of development of this site should ensure the link through to the adjoining car park to the east remains. It may be acceptable to create a new opening in the eastern boundary wall, depending on the method of closing the existing gap and the scale, positioning and appearance of any new opening and the likely impact on the setting of the Protected Buildings and on the Conservation Area. This may enable a more effective and efficient use of the site.

8.4. The layout and design of development should not preclude a formal pedestrian and cycle link to maintain flexibility and to ensure that the most effective and efficient use of land can be made should the site to the east be brought forward for development in the future.

Housing type and numbers

8.5. The exact number of residential units on site will depend on the detailed design response to the site analysis and guidelines contained in this Development Framework. Developments resulting in a net increase of 20 or more dwellings are required to provide a proportion of the developable land for affordable housing in accordance with Policy GP11 of the IDP (2016) and the Affordable Housing Supplementary Planning Guidance (December 2016). The exact percentage of land for affordable housing to be provided will be determined at the point of decision on any planning application relating to the site, as transitional arrangements allow for reduced provision until 31st October 2019.

8.6. Across the site, proposals will be expected to provide a mix and type of housing that is reflective of the demographic profile of households requiring housing based on the most up to date evidence available. However, the Authority will also take into account the social and cultural value of the Protected Building when assessing the mix and type of units proposed through the conversion of the Protected Building, where the requirement to preserve the special interest of the Protected Building may influence the mix or type of units.

8.7. Demolition of non-protected buildings on the site is encouraged in order to make the most effective and efficient use of the site. Whilst not protected, the militia hut on site is of historic interest and as such applicants are encouraged to undertake a photographic survey of the building prior to demolition, where this is proposed.

Design and Layout

8.8. The site is located within a Conservation Area and is surrounded by, and includes, Protected Buildings. New development will be expected to achieve a particularly high standard of design which respects and where possible enhances the special character, architectural and historic interest of the Conservation Area and the setting of the surrounding Protected Buildings, whether this be through traditional or contemporary design.

8.9. Development proposals should carefully consider the relationship between the site and Grange Road, respecting the character of the existing buildings along Grange Road, for example through scale, massing and architectural styles and features. Frontage development on Grange Road could be introduced on this site where the design and layout takes these factors into account. The roadside walls contribute to the Conservation Area in terms of enclosure and materials. Therefore in the case of changes to the access, enclosure should be conserved and the materials used must remain appropriate to the Conservation Area.

8.10. The effect of development on the special interest of the protected building and on the setting must be considered in an application, as described in paragraph 19.6.7 of the IDP. The degree to which the special interest of the Protected Building is affected will depend largely on the means by which subdivision and conversion to provide housing is proposed. The degree to which the setting of the Protected Building is affected will depend upon the layout, scale and appearance of new/replacement buildings, and the hard and soft landscaping of the site.

8.11. Any planning application must be accompanied by a proportionate written statement which demonstrates an understanding of the special interest of the Protected Building and its setting, and which should include age, sequence of development, survival and importance of fabric and features demonstrating how the proposal has responded to this and the effects on the special interest.

8.12. As a starting point to guide potential future applications for residential conversion and subdivision, a 'special interest heat map' of the building is included (image 9) which, in the view of the Authority, identifies the relative special interest of each part of the building. Any alterations necessary to convert and subdivide the building should be directed to those areas which have lower special interest.

8.13. It should be noted that the 'heat map' does not identify each and every significant feature and should not be relied upon as a definitive assessment of the building's fabric and features. However, it reflects the particularly high interest of the 19th Century hall, stair tower, entrance hallway and stairs and the bay-fronted rooms, but there are other original or otherwise historic features present throughout much of the building, such as windows, doors and internal joinery, all of which must be taken into consideration in developing a planning application. It would be preferable for this building to remain in one use. However, with careful design and implementation, including very early consideration of a fire escape strategy, it is likely the Protected Building could be sub-divided whilst sustaining its

overall special interest. This will, however, have a bearing on the amount and type of residential development the Protected Building can yield.

8.14. The applicant/agent is encouraged to speak to the Planning Service early in the design process in relation to the Protected Building.

8.15. Proposals for new buildings on site should consider a multi-storey design from the outset, unless there are overriding reasons why this design approach would be unacceptable (for example where it would have an unacceptable adverse impact on residential amenity, the character of the Conservation Area, or the setting of a Protected Building). Subject to a carefully considered design approach being adopted from the outset, it is anticipated that multi-storey development can be achieved on the site. Depending on the scale and location of buildings, an application may need to include a sun-path and daylight analysis showing the effect of the development on neighbouring properties, and 3D massing images.

8.16. Any planning application should consider from the outset how the design, layout and orientation of buildings, their form of construction and the materials used have a key role in delivering more sustainable development and reducing energy demand, in accordance with Policy GP9. The site's north-south orientation should be taken into account in addressing the requirements of this policy.

8.17. New development (e.g. buildings, access roads) must not be sited unduly close to existing trees as this could damage their roots, reduce natural light to rooms and gardens, and lead to future pressure for their removal. A planning application will need to be supported by a detailed tree survey carried out in accordance BS5837:2012, showing the tree species, condition and root protection area. A planning application will also need to be supported by information that shows how the trees will be protected during the construction phase. Development that might result in the loss of existing trees will be expected to replace the trees with a tree that will make an equal or enhanced contribution to the Conservation Area. The cluster of Sycamore Trees at the entrance to the site, along with the Copper Beech to the north of the militia hut, are protected by a Group Tree Preservation Order (TP89). As such, development proposals must reflect the status of these trees as protected.

8.18. Residential accommodation is required to be accessible for all and to be flexible and adaptable. Proposals will need to demonstrate that they have been designed in such a way that the design contains features that support people being able to live in their own homes for as long as possible and can easily be added to and adapted in the future when required. Planning application drawings are expected to show how this will be achieved, for example; proposed spot heights, level thresholds, ability for ramps or access lifts to be installed; dimensional width of corridors; ground floor WC or bathroom, ability of bathroom walls to be fitted with grab rails; where and how car parking spaces could be widened. The Authority recognises that this may be difficult to achieve in the case of the Protected Building however proposals will still need to demonstrate what steps have been taken to comply with these requirements.

8.19. Any planning application will need to demonstrate an understanding of the effects of the development on the neighbouring properties as well as the consideration of the relationship between the site and surrounding uses, taking into account neighbouring amenity and the setting of the Protected Buildings on site and in the surrounding area.

8.20. All new development will be expected to provide sufficient amenity for its residents (privacy, daylight, sunlight, internal space standards and access to private or communal open space), which is appropriate and proportionate to the type of housing proposed. Private and communal open spaces should provide green spaces and avoid excessive use of hard or artificial landscaping (see also 'Landscaping' section).

8.21. Proposals for the incorporation of low carbon and/or renewable energy installations into the design of the development is encouraged. Planning applications are expected to include a statement that demonstrates all reasonable low carbon/renewable technologies have been considered and why the chosen option(s) is the best for the site. If no low carbon renewable energy technologies are proposed a statement must be provided explaining why not.

8.22. Sustainable Urban Drainage systems (SUDs) systems should be incorporated to ensure that surface water run-off from the site is properly controlled (Policy GP9) and to improve the existing water attenuation on the site. SUDs proposals should be carried out in line with Guernsey Water's best practice guidelines and recommendations. The applicant/agent is encouraged to contact Guernsey Water early in the design process in this regard. SUDs proposals should be considered holistically with the design of the buildings, external spaces and landscape. A planning application must include drawings(s) showing how the surface water will be managed on site (e.g. collectors of water, permeable surfaces, attenuation areas, soakaways, indicative drainage runs).

8.23. Designs must incorporate adequate individual or communal areas for the storage and collection of refuse and recyclable materials, which should form part of a comprehensive design for the landscape and external spaces.

8.24. There is no known archaeology on the site, but if any archaeological evidence is uncovered during development work it shall be reported to the States' Archaeologist.

Public Realm and Public Art

8.25. Policy GP18 and paragraph 19.19.6 of the IDP require that consideration is given to the relationship between the development and the public realm and set out an expectation for proposals to enhance the character and functionality of the locality for the benefit of the public.

8.26. Development of the site also presents scope and opportunity to incorporate and enhance the public realm with proposals for public art. The site will be expected to include public art proposals of a scale that is proportionate to the site. This should be considered at the earliest possible stages of design

to ensure that it appears and functions as an integral component, rather than an add on feature. When considering the incorporation of public art into a development, consideration of the Guernsey Arts Commissioning Guidelines is encouraged in order to secure high quality public art that is an integral part of the overall design of the development.

Access and Parking

8.27. The proposed layout and design of the access must meet the requirements of Traffic and Highway Services and the access arrangements of Part P of the Guernsey Technical Standards. Any changes to the access from Grange Road should retain the existing trees and ensure the enclosure is conserved and appropriate materials used, as described in paragraph 8.8.

8.28. Safe access must also be provided for pedestrians and cyclists to the site, reducing the existing conflict, and measures included to encourage walking and cycling in accordance with Policy IP6: Transport Infrastructure and Support Facilities, and paragraph 20.7.6 of the IDP.

8.29. A Traffic Impact Assessment (TIA) may be required in accordance with the Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance, depending on the likely number of residential units arising from redevelopment of the site. Early discussion with Traffic and Highways Services is recommended in this regard.

8.30. In accordance with Policy IP7: Private and Communal Car Parking, and Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance, appropriate levels of parking must be provided on site for cars, motorcycles and bicycles, including preferential provision for smaller cars in parking arrangements. Given the location of the site close to services and public transport routes a flexible approach to the provision of car parking is encouraged. Bicycle parking should be considered at the outset of the design process and be covered, secure and easily accessible to encourage ease of use and modal shift.

8.31. It is recommended that electric vehicle charging points are provided.

Landscaping

8.32. A comprehensive landscaping scheme must be submitted as part of any proposal, which should respect the local character, mitigate against the impact of development and where possible enhance the biodiversity of the site, the character of the Conservation Area and the setting of the Protected Building. Private and communal open spaces should provide green spaces and avoid excessive use of hard or artificial landscaping. Tree and shrub planting should be of native species, and the existing mature trees and vegetation at the entrance from Grange Road should be retained, including the protected trees (PT89). These trees and vegetation contribute positively to the Conservation Area. Where practical and appropriate, other mature vegetation on the site should also be retained. Development that might result in the loss of non-protected trees will be expected to replace the trees to make an equal or enhanced contribution to the Conservation Area.

8.33. The possibility of bats and bird species using the buildings for roosting and nesting should be considered ahead of any works to these buildings and, if suspected or proven, appropriate mitigation measures taken. It would be beneficial to include suitable bird and bat boxes and other biodiversity enhancements within the design of the development to allow bats to roost and birds such as Swifts, House Martins, House Sparrows and more common species to nest. The applicant/agent is encouraged to contact La Société Guernesiaise early in the design process in this regard. A planning application must include a statement on what consultation has been carried out and what measures have been incorporated in the development that can improve the biodiversity of the site.

Utilities

8.34. Adequate utilities must be provided to serve the proposed development, including power and water supplies and foul water drainage services. Consultation should be undertaken with the relevant utility providers early in the development process. A planning application must include a statement that sets out what consultation has been undertaken with utility providers and how this has informed the design of development.

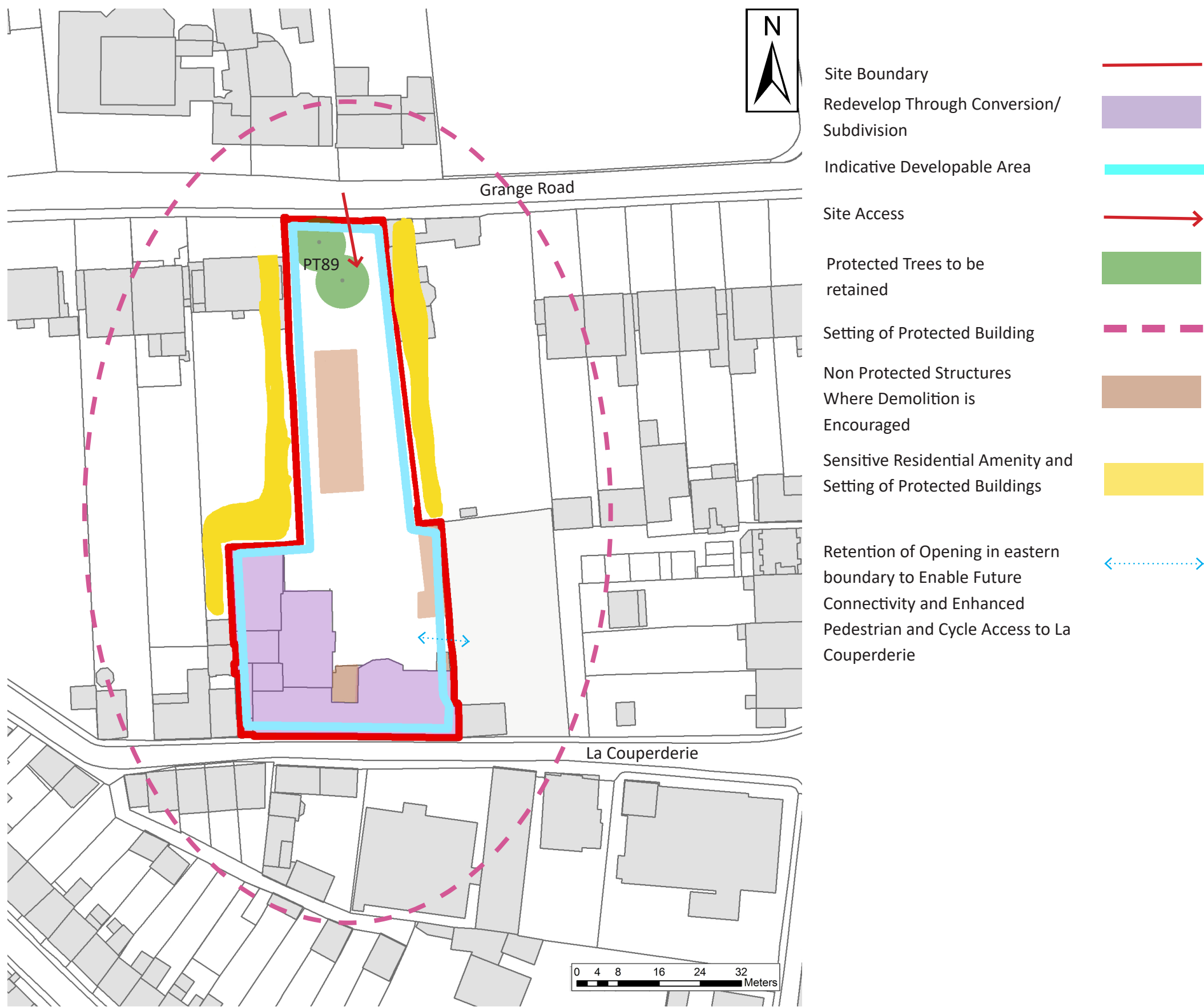
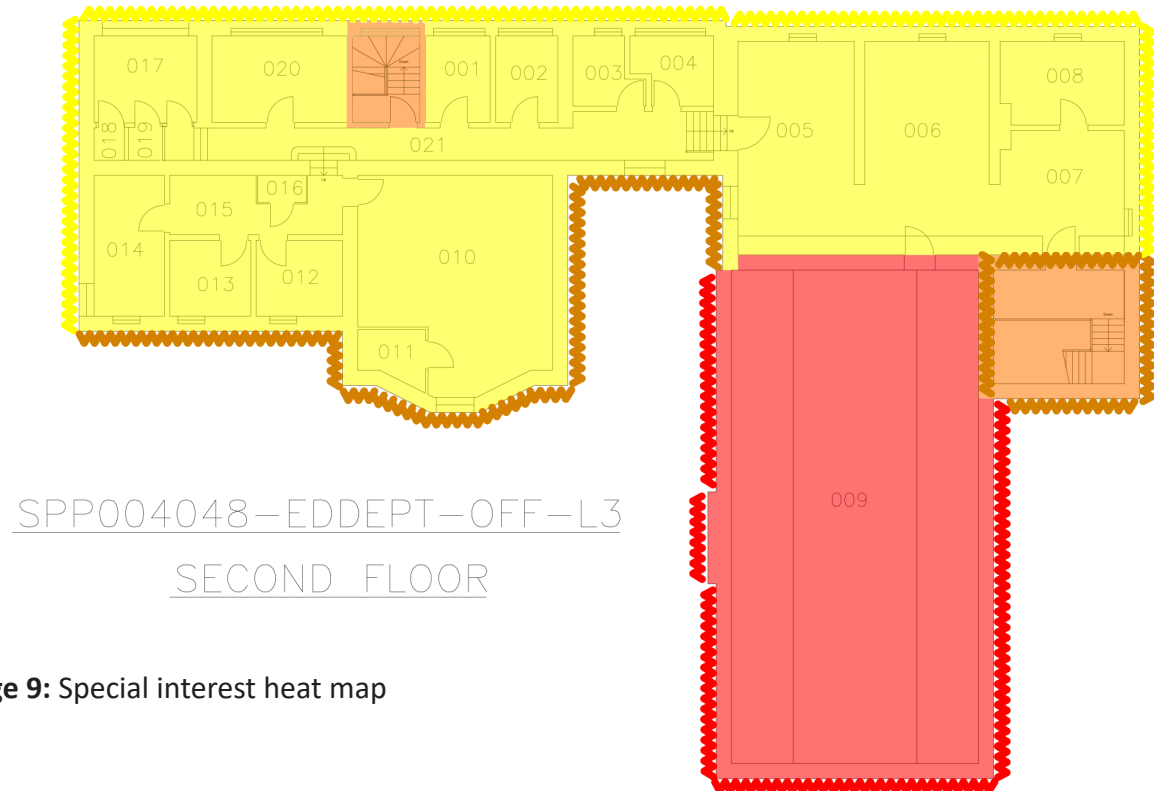
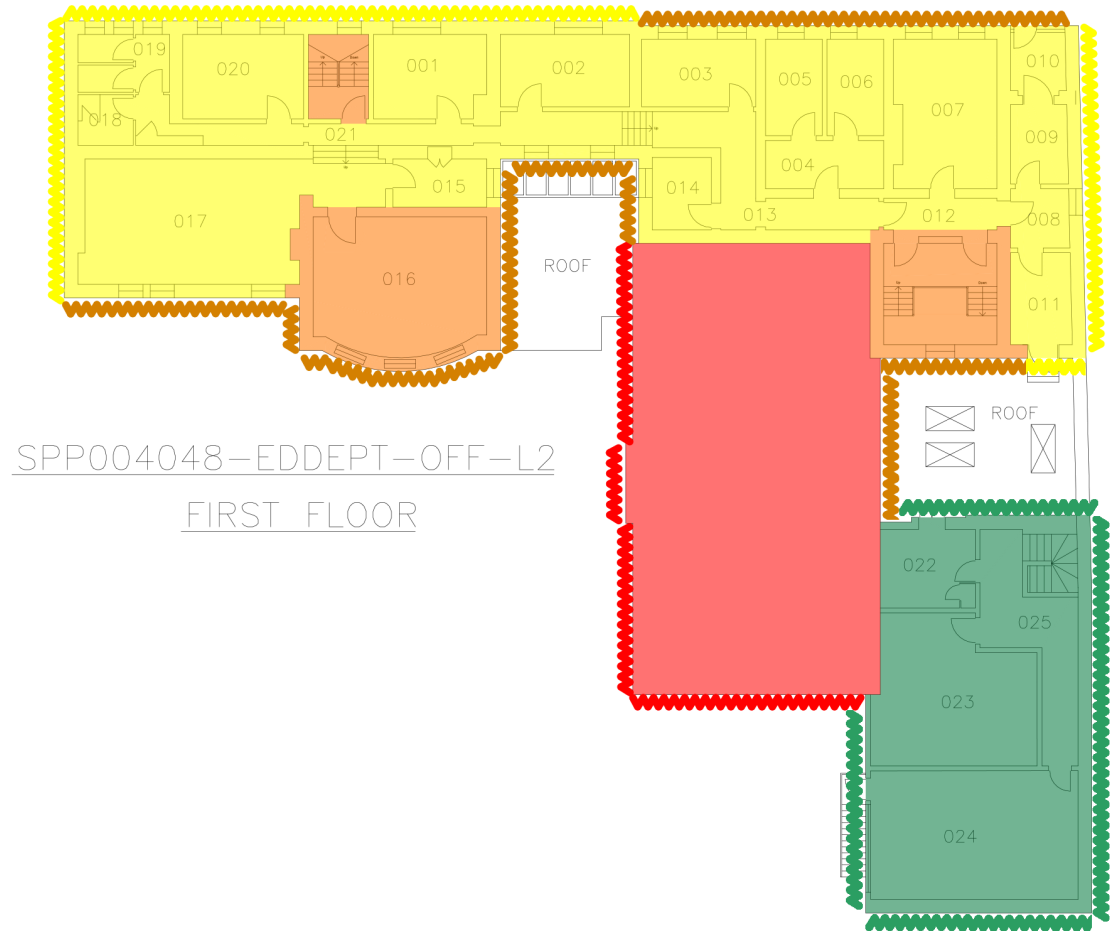
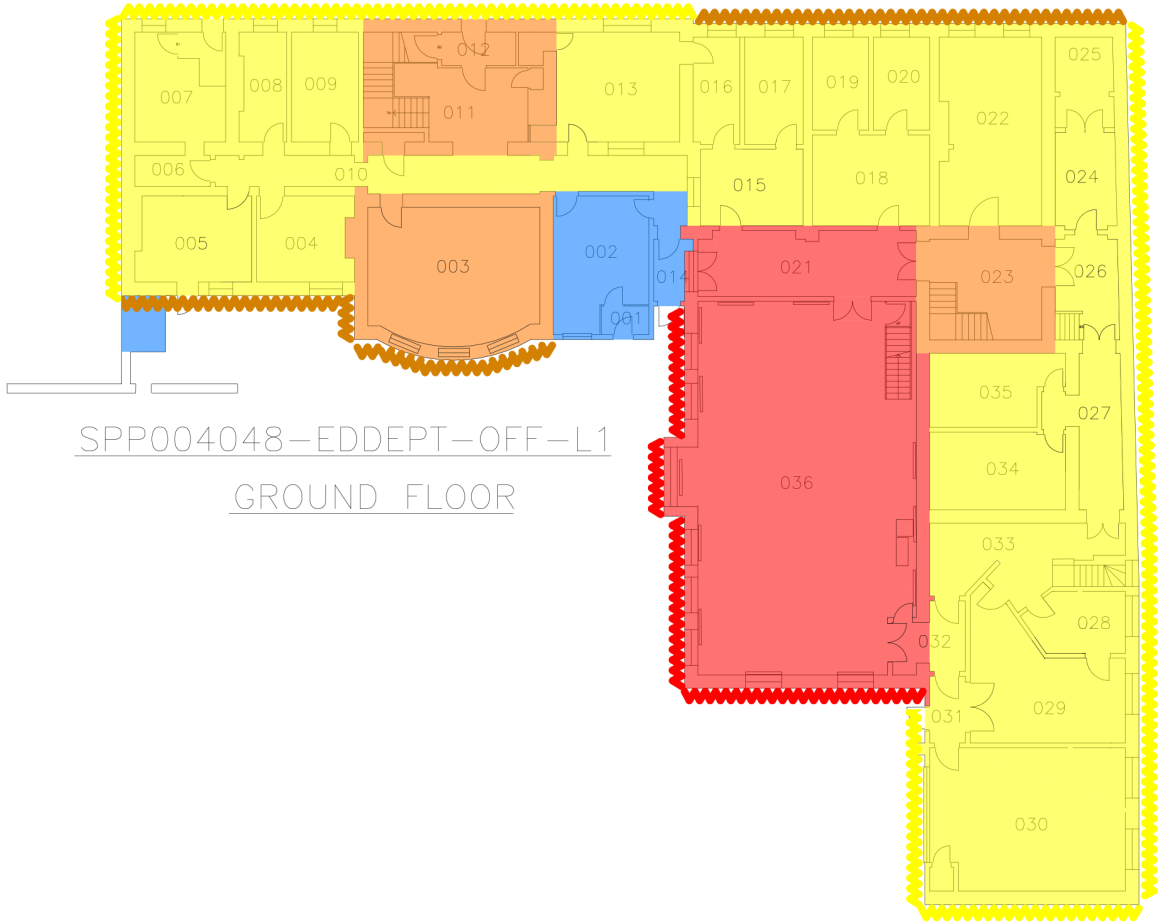


Image 8: Development guidelines diagram



Special Interest Heat Map - Internal and External

Very High - Internal	
High - Internal	
Medium - Internal	
Low - Internal	
Non- Protected Structures	
Very High - External	
High - External	
Medium - External	
Low - External	

Image 9: Special interest heat map

9. Waste and Environment

9.1. Development Frameworks are required to include an outline Site Waste Management Plan specific to the site in question, whilst a detailed Site Waste Management Plan is required at planning application stage.

9.2. Site Waste Management Plans apply to all aspects of a project, with the majority of opportunities for waste minimisation existing at the design phase. Information should be provided with a planning application on the amount and type of waste that will be produced during the course of a project and how waste will be reduced, reused, recycled, recovered or disposed of. This should be a living document, drafted from the conception of a project and being added to and evaluated until the completion of the development and submitted again to the Authority prior to occupation or use of any dwelling on the site.

9.3. All materials from the demolition of the existing buildings will need to be carefully sorted, separated, and distributed accordingly through the appropriate routes for recycling, recovery or disposal, in order to minimise the waste produced.

9.4. The final design will incorporate dedicated waste and recycling storage provision on the site suitable to the density of the development approved.

9.5. A Construction Environmental Management Plan (CEMP) may be required depending on the likely number of residential units arising from redevelopment of the site. Consideration of this will be given at the planning application stage. However, information should be provided at the planning application stage detailing how construction traffic would access the site and be managed during the construction phase.

9.6. By virtue of its size and/or allocated use, an Environmental Impact Assessment screening for the site is not required.

Appendix 1: Protected Building Notice



The Land Planning and Development (Guernsey) Law, 2005 (“the Law”)

ENTRY IN THE PROTECTED BUILDINGS LIST *Pursuant to Section 33 of the Law*

Reference Number: A306970000-PB1619

Date of entry in the list: 05/08/2014

Name of Building (if applicable): La Couperderie

LOCATION: The Grange, St. Peter Port, Guernsey

Extent of Listing: The whole of the building as referred to above and indicated on the plan below. The prefabricated building and former bicycle shed and garage are excluded.

Summary of Significance: Built for John Savery Brock by his father-in-law this unusual bow fronted Regency house of grand scale with many architectural details and which maintains significant elements of the original plan form, was added to in 1880 by architect Francis Chambers to provide a classroom block and assembly hall for Ladies College (1878-1965). The combination, quality and survival of the buildings is unique, the historic and architectural interest of the house and classroom block is high; all Grade B. The historic and architectural interest of the assembly hall is outstanding and its archaeological interest high; this building is of overall outstanding special interest: Grade A.

Site Plan Image:



LOCATION AND EXTENT OF AREA SHOWN IN RED TO BE REGARDED AS PART OF THE PROTECTED BUILDING FOR THE PURPOSES OF CHAPTER 2 OF PART IV OF THE LAW

Appendix 2: IDP Policy Context

IDP Policy	Policy Relevance
S1: Spatial Policy	The spatial policy in the IDP sets out that the Main Centres and Main Centre Outer Areas have the role as the focal point for development in the Island to maintain the vitality of these areas.
S2: Main Centres and Main Centre Outer Areas	This policy sets out that the Main Centres provide the core focus for development within the Island and proposals for development in these areas will generally be supported.
MC2: Housing in Main Centres and Main Centre Outer Areas	Proposals for housing development will be supported in Main Centres. The mix and type of dwellings provided on the site would be expected to be reflective of the demographic profile of households requiring housing. Therefore information such as the latest Housing Needs Survey and any other information held by the States of Guernsey relevant to this issue would be considered. Given the overall capacity of this site, a variety of sizes and types should be included.
GP1: Landscape Character and Open Land	Development must respect the relevant landscape character within which it is set and must not result in unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area.
GP4: Conservation Areas	Development within Conservation Areas will be supported where it conserves and where possible enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.
GP5: Protected Buildings	The particular special interest of the surrounding Protected Buildings, including its special character, features and setting, must be considered so that, as far as possible, that special character is not adversely affected and is preserved in a manner which is proportionate to its special interest.
GP7: Archaeological Remains	Proposals that would be likely to adversely affect sites or areas of archaeological importance will be supported where they are in accordance with an agreed scheme to carry out archaeological investigation and make appropriate and satisfactory provision for an archaeological watching brief, as appropriate and proportionate to the archaeological importance of the site and development proposed.

GP8: Design plus Annex 1: Amenities	<p>Development, including the design of necessary infrastructure and facilities, is expected to achieve a high standard of design which respects, and where appropriate, enhances the character of the environment. Two or more storey buildings constitute a more efficient use of land than single storey buildings and therefore development proposals should consider a multi-storey design from the outset, unless there are overriding reasons why this design approach would be unacceptable. Proportionate residential amenity space must be provided that is appropriate to the housing type and location. Development must respect the character of the local built environment and provide soft and hard landscaping to reinforce local character and/or mitigate the impacts of development including contributing to more sustainable construction. The amenity of occupiers and neighbours is also important- see IDP Annex I for further information.</p> <p>Residential accommodation is required to be accessible for all and to be flexible and adaptable. Proposals will need to demonstrate that they have been designed in such a way that they include design features that support people being able to live in their own homes for as long as possible and can easily be adapted or added in the future when required.</p> <p>Development should also provide adequate areas for storage of refuse and recyclable materials.</p>
GP9: Sustainable Development	<p>This policy is wide ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings and surface water drainage, renewable energy and use of materials. Hard landscaping should include the use of permeable paving and other Sustainable Urban Drainage Systems (SUDS). The design of soft landscaping can also help in accordance with this policy.</p> <p>Development of 5 or more dwellings will require a Site Waste Management Plan.</p> <p>The Site Waste Management Plans Planning Advice note can be found here- www.gov.gg/planning_building_permissions.</p>
GP10: Comprehensive Development	Individual proposals must conform to a comprehensive scheme for the whole site or area in order to make the most effective and efficient use of land.

GP11: Affordable Housing	Developments which result in a net increase of 20 or more dwellings are required to provide a proportion of the developable land for affordable housing.
GP18: Public Realm and Public Art	Any proposal should consider the relationship between the development and the public realm and it is expected to be enhanced where possible. Public art can take the form of an integral part of a development or as a standalone feature.
IP1: Renewable Energy Production	Proposals for renewable energy installations (and ancillary and associated development) will be supported, where they can be satisfactorily incorporated into the built form of the proposed development.
IP6: Transport Infrastructure and Support Facilities	Development proposals that encourage a range of travel options to and within the Main Centres and the Main Centre Outer Areas will be supported, where they are compatible with other relevant policies of the Island Development Plan. The Authority will require development to be well integrated with its surroundings. Pedestrian and bicycle access within the site must be incorporated to take opportunities to increase connectivity and create links and public walkways where appropriate.
IP7: Private and Communal Car Parking	<p>The parking standards for the IDP are set out in the Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment. For residential development in the Main Centre Outer Areas the car parking standards are in section 6. The standards are maximums and the development would be expected to be within these standards.</p> <p>Provision will need to be made for secure covered bicycle parking for residents and visitors.</p>
IP9: Highway Safety, Accessibility and Capacity	The public road network's ability to cope with increased demand, physical alterations required to the highway, and the access requirements of all people will be considered.
IP11: Small Scale Infrastructure Provision	Proposals for small scale infrastructure provision will be supported where this would contribute to the maintenance and support of efficient and sustainable infrastructure, the applicant being required to demonstrate that the sharing or co-location of facilities, buildings, apparatus and support structures is not practically possible.

Contact Us for further information and advice at: Planning Service, Sir Charles Frossard House, St Peter Port. GY1 1FH Telephone 01481 717200 Email planning@gov.gg

Have you visited our website? Go to www.gov.gg/planningandbuilding for additional guidance material and other planning information, including how to request pre-application advice.

This SPG is issued by the Development & Planning Authority to assist understanding of the provisions of the Island Development Plan (2016) and, where applicable, relevant legislation, by offering detailed guidance but is not intended to be exhaustive or a substitute for the full text of legislation or the policies within the Island Development Plan (2016). This SPG does not form part of the Island Development Plan (2016). It represents the Development & Planning Authority's interpretation of certain provisions of States of Guernsey policy or legislation. The guidance is indicative of the Development & Planning Authority's likely approach to development proposals in relation to the site in question and is not binding on the Development and Planning Authority. This SPG does not prejudice the Development & Planning Authority's discretion to decide any particular case differently according to its merits and it does not relieve the Development & Planning Authority of any obligation, restriction or liability imposed by or under the Land Planning and Development (Guernsey) Law, 2005. Copies of the text of the Island Development Plan (2016) are available from Sir Charles Frossard House and also available electronically online at www.gov.gg/planningpolicy. Copies of legislation are available from the Greffe. Electronic copies are also available at www.guernseylegalresources.gg. Substantive queries concerning the guidance or a specific site should be addressed to the Planning Service by email at planning@gov.gg. The Development & Planning Authority does not accept any liability for loss or expense arising out of the provision of, or reliance on, any advice given. You are recommended to seek advice from an independent professional advisor where appropriate.