



draft St Martins Hotel Development Framework

Supplementary Planning Guidance January 2023



| States of Guernsey
Planning Service

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and other planning information, including how to request pre-application advice.

1. Site Analysis

Introduction

1.1. This Development Framework provides planning guidance for a potential sheltered¹ housing development in Guernsey in particular although other types of residential development may be given due consideration. It provides broad, comprehensive and practical guidance on how the policies in the Island Development Plan (IDP) will be applied to the site and considers appraisal of the site and wider area. Once approved, this Development Framework will become Supplementary Planning Guidance and any planning application for residential development on the site should be in accordance with it.

Site Description

1.2. The site, located within the St Martins Local Centre boundary is c.1.25 hectares (7.6 vergées) in size. Within the same ownership the land extends a further c.2.25 hectares (13.7 vergées) to the east, outside the St Martins Local Centre Boundary and designated as an Agriculture Priority Area but this is not included within the Development Framework.

1.3. The site includes a derelict building with considerable fire damage, having previously operated as St Martins Hotel until approximately 10 years ago.

1.4. The site is within easy walking distance of a local supermarket and the services of the St Martins Local Area. A doctor's surgery and physiotherapy clinic is within a fifteen minute walk to the south east and the local hospital a similar distance to the north.

1.5. The whole site has well defined boundaries with mature protected trees within and around the perimeter. The canopy of these trees to the west and south-west form a prominent feature that distinguishes the character of Les Merriennes and Rue De L'Eglise in addition to screening the site from short range views. At the north west boundary a number of mature trees partially screen the site from the adjacent protected building, 'Hyland Grange'. To the east of the site, outside the Local Centre and within the Agriculture Priority Area a linear line of trees orientated north/south limit observation of greater rural views in addition to providing partial screening of the site from the east.

1.6. To the north, west and south nearby properties are typically residential dwellings of either single or two storeys in height. To the east the land is predominantly rural in character.

1.7. To the west Les Merriennes, a local circulation road runs alongside the site which although not a traffic priority route is a relatively busy road with the site forming a prominent feature for vehicles entering St Martins from the north. Rue De L'Eglise is situated along the south west boundary.

1.8. Access is currently permitted from Les Merriennes with egress onto Rue De L'Eglise. Access is

currently adequate but alternative solutions may be advantageous. Current access arrangements existed during the sites previous operation as a hotel and would have supported associated levels of traffic.

1.9. The archaeological potential of the site is regarded as low with no specific mitigation measures anticipated. Historical use of the site may have posed a risk of land contamination and surveys are likely to be required to establish if remediation is required.

1.10. The site has a steady fall in elevation of approximately five metres in a north easterly direction from Les Merriennes to the eastern boundary, further decreasing within the Agriculture Priority Area by a further ten metres to form a valley at the most eastern point.

Site Assets

1.11. Proposals for development need to consider the constraints and opportunities that the site presents:

- Neighbouring residential development - the protected building to the north, 'Hyland Grange' shares a boundary and is separated from the site by an uneven path which leads to the Agriculture Priority Area and neighbouring fields to the east. To the west the site is separated from a number of single storey bungalows by Les Merriennes. To the south the two storey dwelling known as 'L'Enclose' shares an unmediated boundary with the site with all other properties to the south being separated by Rue De L'Eglise.
- Due east of the site, outside the Local Centre boundary and designated as an Agriculture Priority Area is a rural area which decreases in elevation to form the upper reaches of the Charroterie valley. This aspect when viewed from the higher ground of the site forms an important visual amenity to the site.
- Views onto the site and existing buildings, albeit limited are prominent features of the landscape, particularly from the north east in the proximity of Hartlebury Estate.
- The existing St Martins Hotel building is not considered to have any architectural or historical merit, further compounded by its derelict nature and fire damage.
- The west of the site is open but dominated by large areas of tarmac car parking, likely being more extensive than currently seen due to being obscured by invasive vegetation growth.
- Any existing trees are an important feature to the site and are currently protected (PT80), forming impressive features on entrance and enable a self contained quality to the site due to the screening they provide. En masse this planted mixed woodland forms an area of important habitat for biodiversity and it's management and conservation is of considerable importance.

1. Sheltered housing is a group of dwellings affording facilities and support services especially suited to the needs of older, disabled or other persons with particular needs (including the on-call assistance of a warden) as a permanent residence for -
(a) a person living alone who, or
(b) two persons living together of whom at least one, requires access to those facilities because of their disability or other particular needs.

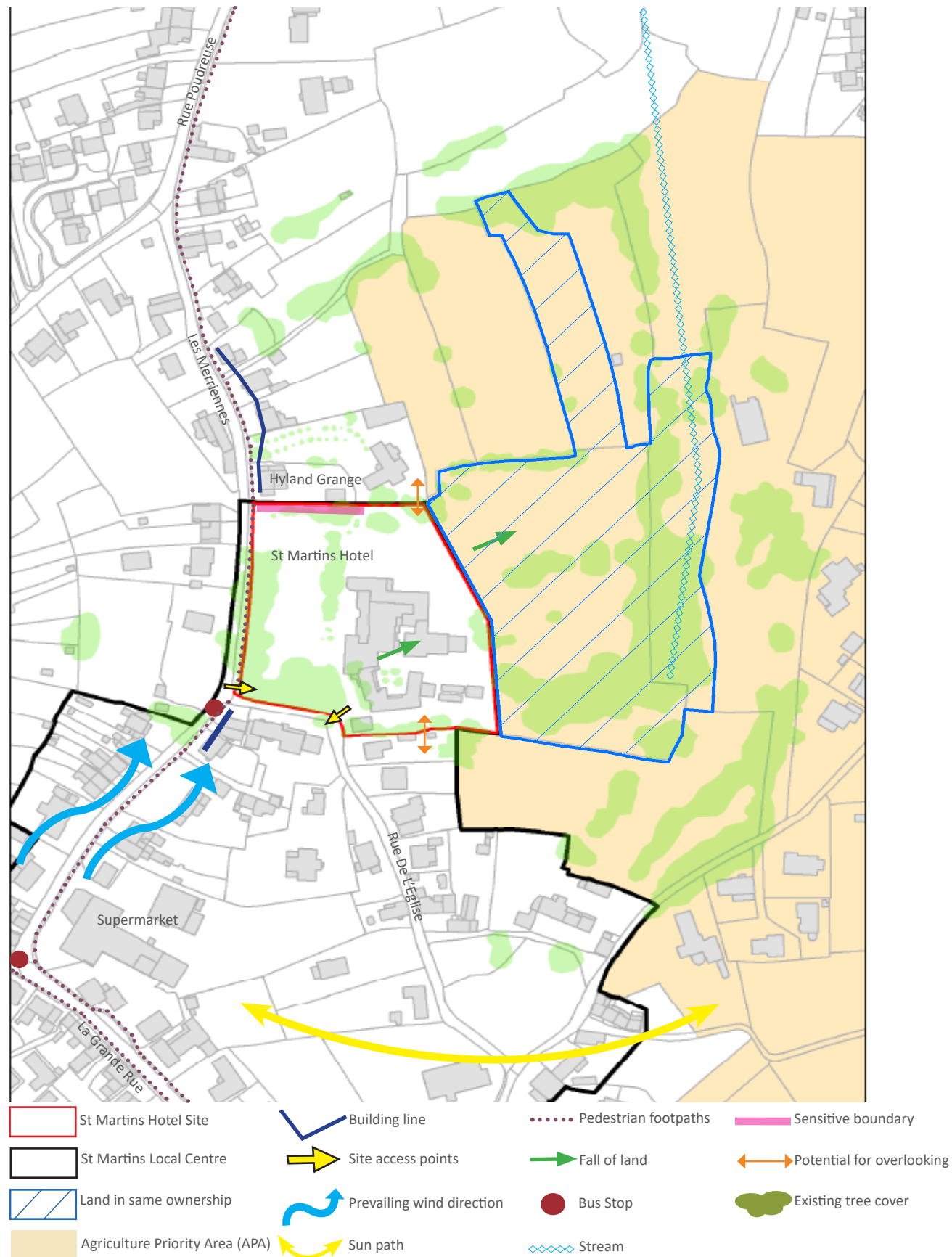


Image 1 : Site analysis diagram

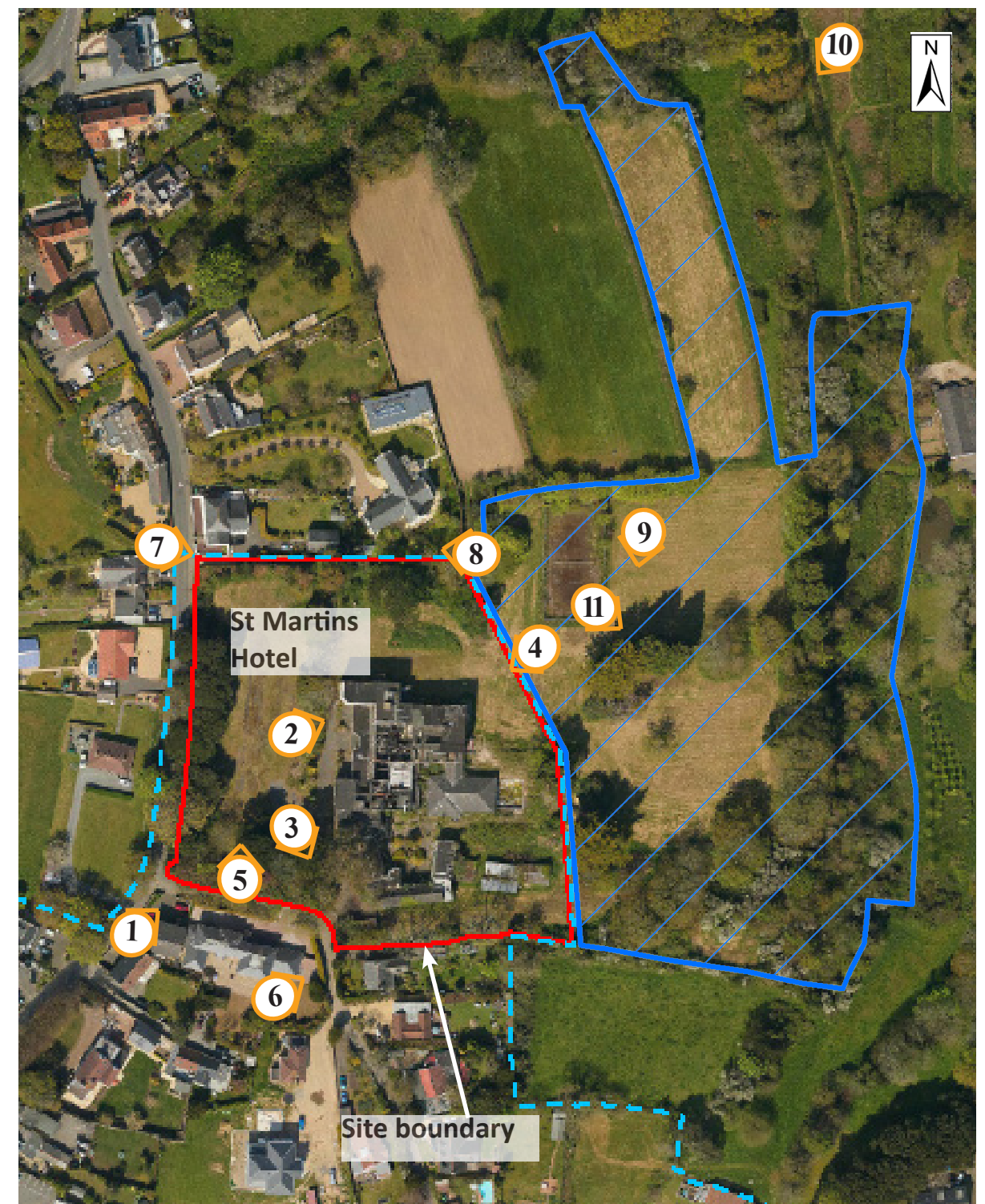


Image 2: Aerial photo showing photograph locations 1-12.

Site Photographs



PHOTO 1: Access from Les Merriennes and screening provided by protected trees, orientated to North East



PHOTO 2: West Elevation, St Martins Hotel, orientated to North East



PHOTO 3: West Elevation, St Martins Hotel, orientated to South East



PHOTO 4: East Elevation, St Martins Hotel



PHOTO 5: View of open space between Les Merriennes (including screening by protected trees) and St Martins Hotel West Elevation



PHOTO 6: Existing exit on to Rue de L'Eglise, proposed to be retained



PHOTO 7: View of the northern boundary and path between boundary and Hyland Grange (Protected Building), orientated to the North East



PHOTO 8: View of the northern boundary and path between boundary and Hyland Grange showing access to Agriculture Priority Area, orientated West



PHOTO 9: North and East Elevations of the buildings, orientated to South



PHOTO 10: View of St Martins Hotel from Hartlebury Estate to the North East of site



PHOTO 11: Panoramic view of the Agriculture Priority Area adjacent to the site, orientated to South East showing linear North/South tree line which partially screens site from views from the East.

2. Development Guidelines

Type of Development

2.1. The site is located within the St Martins Local Centre as defined in the IDP. This Development Framework is focused on development for sheltered housing purposes in particular although other types of residential development can be considered. Please note other uses are possible on this site under the IDP but are not covered by the guidance contained here.

2.2. Policy LC2: Housing in Local Centres requires proposals to be of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned whilst making efficient and effective use of land.

Affordable Housing

2.3. The requirement for affordable housing will be assessed at the planning application stage in accordance with the provision of Policy GP11 of the IDP and the Affordable Housing SPG (December 2016). The tenure type and size of any affordable housing will be informed at the point of planning application by the most relevant up to date information such as housing waiting lists held by the States of Guernsey, to ensure that provision meets the requirements of those in housing need. Early consultation between any developer and relevant States of Guernsey services is therefore encouraged. Further guidance relating to the provision of affordable housing is set out in Policy GP11 of the IDP and the Affordable Housing SPG (December 2016).

Density and Housing Numbers

2.4. The scale, density and form of development shall be designed to integrate with the overall character and scale of the site and surrounding area. Multi storey buildings constitute a more efficient use of land than single storey buildings and therefore development proposals should consider such a design from the outset unless there are overriding reasons why this design approach would be unacceptable. Any such proposal for a multi storey design would however be expected to be of a scale and form that doesn't unduly exceed the screening faculty of the trees on site to the surrounding area and adjacent properties. A multi storey design should also consider and complement the changing elevation across the site. The precise number of storeys is expected to be determined at the design and planning application stage in accordance with the constraints of the site.

2.5. Given the characteristics of the site, in particular but not exclusively the afforded screening to the surrounding area by the protected trees on site, a preliminary third party feasibility study proposes that the site is able to accommodate up to 90 dwellings per hectare for a sheltered housing scheme or 50 to 60 dwellings per hectare for other forms of residential development. This would amount to 112 dwellings or 62 to 75 dwellings respectively on the site which measures c.1.25

hectares. It would be expected that rationale be provided at the design and planning application stage to validate the stated number of dwellings, considering the opportunities and constraints identified for the site in any submitted design.

Design

2.6. Proportionate residential amenity space that is appropriate to the housing type must be provided and development proposals must respect the amenity of neighbouring residents. Amenity objectives should be considered at the earliest stages of design to ensure that development adequately provides for the health and well-being of the proposed residents.

2.7. The Agriculture Priority Area to the east will form a favourable visual amenity to any proposed development. Any design would be expected to optimise observation from both the built dwellings and any amenity areas, including but not exclusively from the western regions of the site where an unobstructed view through to the east would be expected where possible.

2.8. Development should be respectful of the adjoining built form and scale which should be in keeping with the surroundings. Careful consideration needs to be given to issues of overlooking, overshadowing and outlook, both in terms of existing residents of neighbouring properties and also residents of any new development on site.

2.9. Hyland Grange is a large house set within its own grounds with a former Coach House to the rear of the main house. Any development proximal to the northern boundary should consider the protected building and be of an appropriate massing, form and distance in response. The existing protected trees along the boundary form a valuable screening facility which should be maintained.

2.10. Policies GP8 and GP9 seek a high standard of design, taking into consideration the layout and orientation of buildings, their form of construction and materials used in delivering more sustainable development and reducing energy demand. Consultation with Guernsey Fire and Rescue Service is necessary to facilitate strict accordance with the guidance issued in the Guernsey Technical Standard, Volume 1, B1-B5.

2.11. To achieve development on this site, proposals will need to be of a high standard of design to overcome the constraints of the site and to take advantage of the opportunities to improve on the existing. Any planning application will need to demonstrate a detailed understanding of the site.

2.12. The architectural appearance of the development should draw from and respond to the character of the surrounding buildings, although design need not replicate the surroundings. Consideration should be given to the finishes and materials as well as typical forms of detailing used in the area, whilst not precluding the use of contemporary detailing. There may be opportunities to

consider alternative materials inside the site to create a harmonious contrast to the streetscape.

2.13. Development will be expected to demonstrate sustainable design and construction methods and techniques with particular reference to the design, layout and orientation of buildings, surface water run-off, renewable energy and the use of materials. The use of sustainable and traditional materials will be encouraged, but other materials may be acceptable especially if they can be demonstrated to have low embodied energy (e.g. material recycled from any demolished buildings on the site). Proposals for the incorporation of micro-renewable energy installations into the design of the development, such as solar tiles, is encouraged.

2.14. Sustainable design also includes ensuring the accessibility to and within buildings for people of all ages and abilities, offering flexible accommodation that is able to respond to people's needs overtime. An application is expected to demonstrate how this has been achieved and matters to consider could include (amongst others): gradients and levels within and at the approaches to buildings e.g. provision of level thresholds or adaptability to accommodate lifts or ramps; door widths, corridor widths, car parking widths. Sustainable Urban Drainage (SUD's) interventions will also be required to ensure that surface water run-off from the site is properly controlled.

2.15. Development should also provide adequate individual or communal areas for storage and collection of refuse and recyclable materials, taking into account the waste and recycling collections which commenced in September 2018. Designs must also ensure that appropriate access is maintained for the whole site.

2.16. Policy GP18: Public Realm and Public Art should also be reflected in the design of any scheme, where the inclusion of appropriate public art as an integral part of the scheme is encouraged.

Landscaping/Biodiversity

2.17. In order to enhance the amenity of residents on the site and to enhance the potential biodiversity of the area, planning applications relating to the site should incorporate a carefully considered landscaping scheme of both soft and hard landscaping. Opportunities to enhance biodiversity will need to take into account Guernsey's Strategy for Nature 2020. The landscaping needs to be fully integrated into the overall scheme design to ensure a suitable external environment is created that will improve the natural habitat of the area, whilst providing for the needs of the residents in the form of a practical design that will develop comfortably overtime. Appropriate species for tree planting may include English oak, Elm, Ash, Birch (Silver and Downy), Common Alder, Crab Apple, Rowan, Field Maple, Wild Pear, Wild Cherry and Pine (Scots, Austrian/Corsican and Maritime). Suitable hedging species may include Elder, Hawthorn, Holly, Hornbeam, Hazel and Grey Willow.

2.18. There is a range of trees, bushes/hedges and grassed areas within the site with the trees currently protected. As the tree protection order demarcates the entirety of the site and the collective

trees within, there may be scope for less remarkable specimens to be removed. Any such process, post assessment by a qualified arboriculturalist should be conducted in consultation with relevant States of Guernsey organisation(s) and in strict accordance with issued guidance. The agreed removal of any tree on site, if considered to have a negative effect on biodiversity, should be mitigated against accordingly. In addition, any screening capability afforded by the tree(s) in question should not be lessened in any form and improved upon where possible, particularly the north east corner of the site which is more easily visible from Les Merriennes with suitable replacement/additional trees planted as required. Development should be set back a sufficient distance to enable trees of a substantial nature to mature without affecting the amenities of future occupiers of the proposed dwellings.

2.19. The trees which form the western boundary with Les Merriennes are of high public visual amenity and form a valuable visual screen to the site from the relatively busy road whilst also potentially reducing noise transference. All trees on site are subject to a Tree Protection Order and the design of the development must consider the Protected Trees from the outset. Any planning application must be accompanied by a tree survey, prepared in accordance with BS5837:2012 as well as a plan showing the root protection area. Any trees proposed to be removed must be justified by the tree survey. Any harm to public amenity caused by removing a tree(s) must be mitigated by the landscape scheme, replaced with a tree(s) on the development site that will provide equal or enhanced public amenity. A planning application will need to demonstrate how the development (buildings, roads, services and drains etc) will be constructed without harming the retained trees (including root protection area) as well as areas fenced off from construction and areas for storage and site huts.

2.20. The possibility of bats using the current buildings for roosting should be considered ahead of any demolition work, and if suspected or proven by a suitably qualified ecologist, appropriate mitigation measures taken. Consideration should be given to including suitable bird and bat boxes within the landscaping scheme to allow bats to roost and birds such as swifts, house martins and more common species to nest.

Site access and parking

2.21. The existing vehicular access will remain as the primary route for access from Les Merriennes onto the site. Egress will continue to be attained from the existing exit onto Rue De L'Eglise. There is opportunity to enhance the hard and soft landscape of the route into the site and development should ensure through management of foliage that adequate sightlines be retained for the egress point. Suitable visibility splays and carriageway widths must satisfy the requirements of Traffic & Highway Services.

2.22. Safe access must also be provided for pedestrians and cyclists to the site with measures to encourage walking and cycling and bus use in accordance with Policy IP6: Transport Infrastructure and Support Facilities. Proposals must also demonstrate compatibility with Policy IP9: Highway Safety,

Accessibility and Capacity where the road network must be able to cope with any increased demand resulting from the new development. In any case Traffic and Highway Services should be consulted in the first instance.

2.23. In accordance with Policy IP7: Private and Communal Car Parking and Parking Standards Supplementary Planning Guidance, appropriate levels of parking must be provided on site for cars, motorcycles and bicycles. The parking standards are set out on pages 6 and 7 of the Supplementary Planning Guidance. Due to the relatively high density residential development envisaged by the Development Framework, car parking should not dominate the external spaces.

Utilities

2.24. Adequate infrastructure must be provided to serve the proposed development, including power and potable water supplies of sufficient pressure. A connection to the existing foul water system in Les Merriennes is possible but it is expected that this be considered alongside consultation with Guernsey Water.

Waste Management Plan and Construction Environmental Management Plan

2.25. In accordance with Development Framework requirements a detailed Site Waste Management Plan specific for any development is required at the planning application stage. The Site Waste Management Plans Planning Advice Note can be found here- www.gov.gg/planning_building_permissions.

2.26. A Construction Environmental Management Plan (CEMP) is required to be submitted with a planning application. It should consider environmental issues such as contamination, ground water and ecology. It should also consider and minimise the effects on neighbouring properties resulting from the demolition and construction phase including issues such as noise, vibration, dust and construction traffic.

2.27. Construction should adhere to the Health and Safety Executive Guidance, Guernsey Construction (Design and Management) 2020 Approved Code of Practice.

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 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 for 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.

Further explanation of the status of this Draft Development Framework

The Development Framework is not in itself a planning application and does not automatically mean permission is given for any planning application. Any planning application subsequently received regarding specific development proposals for the site in question will be publicised and considered in the normal way. If approved by the Development and Planning Authority, it will be this application which will ultimately determine the details of the proposed form of development for the site.

This Draft Development Framework has been prepared by Planning Service officers, ahead of consideration by the political members of the Development & Planning Authority, to provide broad, comprehensive, impartial and practical planning guidance on how the policies in the Island Development Plan 2016 (IDP) will be applied to the site should an application for development of the site be made. The guidance is indicative of the likely approach to development proposals in relation to the site based on the policies of the IDP and is not binding on the Development and Planning Authority, which is a political body of elected States Members.

On conclusion of the public consultation on this Draft Development Framework, the document will then be considered by the Development and Planning Authority and, if approved by the Authority, will be published as Supplementary Planning Guidance. Any subsequent planning application relating to development proposals for the site should be in accordance with it.

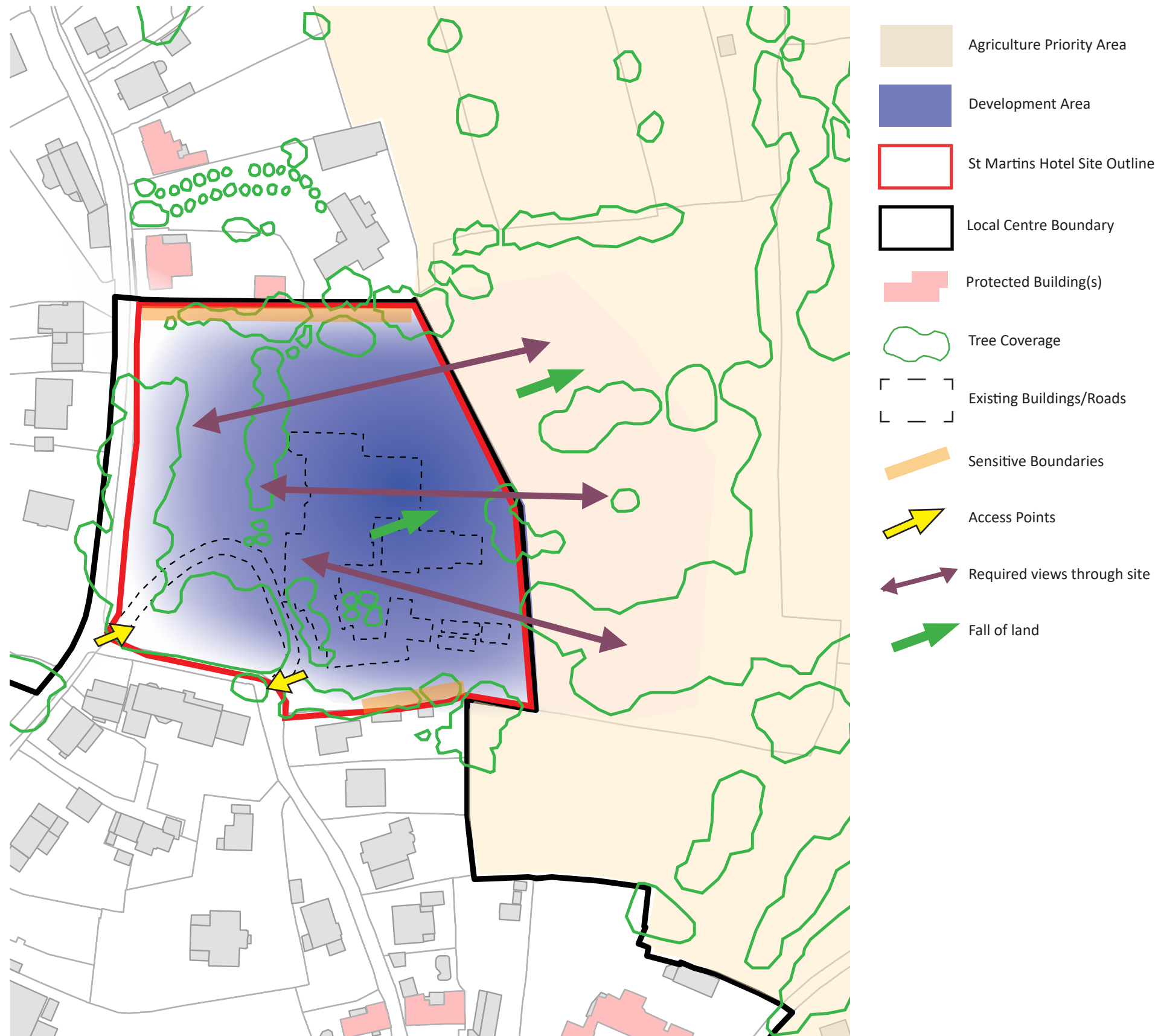


Image 3: Development Guidelines