

Draft Community Plan

For the Parish of St Martin



February 2026



Status Declaration

The St Martin's Community Plan is a statement of aspiration on behalf of the community of St Martin.

Proposals contained in the Community Plan have been indicated as being desirable by the community.

The plan does not infer any planning approval, pre-planning agreement or other statutory approval.

Where proposals are shown on public or private property, there is no assumption of permission from the landowner to use land in the way shown.

Any progression of any proposals by any party, whether that be the public sector, private enterprise or the third sector, must engage with any landowner and seek their permission. There is no assumption in the Community Plan that permission would be forthcoming.

Any progression of any proposals by any party must address the necessary statutory approvals and permissions required through the established processes as required by law.



Foreword

It gives me great pleasure to be writing the foreword to this parish-wide Community Plan. The Community Plan process was begun as a response to the proposals brought forward by the government through the IDP Review in mid-2024. Those proposals sought to introduce three new affordable housing sites located in the parish, and there quickly rose a feeling in the community that these were not located in the right place. Rather than rely on the IDP Review process to deliver solutions that may/may not suit the community, it was decided that the parish should bring a common voice to the process through a Community Plan. I would like to thank the Constables of the St Martin and the Parish Douzaine for their support in commissioning the services required to produce the Community Plan.

Fast forward 12 months and we are presenting our Draft Community Plan for island-wide consultation. While it responds to the need for more housing and development in the parish, the process has brought out a far more wide ranging set of proposals that have been put forward and supported by the community in general. This goes to show the level of interest and enthusiasm that the residents of the parish and our business community have for the continued success of our parish and its community.

I hope you will engage with this island-wide consultation and that, with me, you will show your appreciation to the many respondents to the Community Plan process to date, who have helped us to take balanced views on all of the suggestions received and have both identified and offered solutions to some of the challenges raised over the last twelve months.

Graham Winn

St Martin's Community Plan Committee Chairman



Contents

Foreword	.....	1
Contents	.....	2
Introduction	.....	3
Intention	.....	4
Method	.....	5
Proposals	.....	10
Proposals Map	.....	11
Proposals (Centre)	.....	13
<i>Community</i>	.....	14
<i>Development</i>	.....	18
<i>Transport</i>	.....	24
Proposals (West)	.....	33
<i>Community</i>	.....	34
<i>Development</i>	.....	38
<i>Transport</i>	.....	41
Proposals (East)	.....	44
<i>Community</i>	.....	45
<i>Development</i>	.....	47
<i>Transport</i>	.....	53
Proposals (General)	.....	59
General Information	.....	61
Appendices	.....	62
<i>A - Consultation Proposals</i>	.....	63
<i>B - Stage 4 Consultation Responses</i>	.....	70
<i>C - Stage 4 Consultation Analysis</i>	.....	76
<i>D - Stage 7 Consultation Responses</i>	.....	86



Introduction

St Martin is a largely rural parish on Guernsey's south-east coast, covering 7.3 km² (about 12% of the island's land area). It is wrapped by a dramatic stretch of the island's high granite cliffs, including Jerbourg Peninsula, Icart Point, and coves such as Moulin Huet and Saints Bay, all linked by the south-coast cliff path. Inland, beyond the village at the centre of the parish, sunken lanes lead to small hamlets and farmsteads.

As of 31 March 2023, St Martin's population was 6,648, representing around 10% of Guernsey's total. The population density is 911/km² (versus an island average of 1,045/km²). Guernsey recorded 25,289 households at 31 March 2023. St Martin has 2,812 households in the parish (11-12% of the island total).

The character of St Martin blends coastal wilderness; towering cliffs, headlands, and boulder-strewn coves, with a low-rise, granite built fabric of cottages, lanes and farmsteads, with more modern bungalows and houses built along the sides of lanes and in clos. Cultural landmarks include Sausmarez Manor & Sculpture Park, Occupation defence structures, and the ancient La Gran'mère at the churchyard gate; the coastline inspired Renoir during his 1883 stay, especially around Moulin Huet.



Pictures: (left) Moulin Huet, OnTheMarket.com

(centre) St Martin's Parish Church, The Deanery of Guernsey

(right) Les Hubits, Living Room



Intention

In terms of Planning Policy, the large majority of the parish of St Martin falls outside of the Main Centres. Within the framework of planning policies that are defined by 'Outside of the Main Centres', the parish of St Martin has had what is widely known as 'St Martin's Village' designated as a Local Centre, with policies allowing some limited development within the Local Centre boundary to help support the sustainability of the community served by the Local Centre. Community Plans have been introduced in the Island Development Plan as a way for communities to set some aspirations for the way they would like to see their built environment protected, enhanced, and developed in the future.

The intention of the Draft St Martin's Community Plan is to describe measures in the built environment of the parish that the community of St Martin have indicated are desirable for the benefit of the parish of St Martin. It is hoped that the Draft St Martin's Community Plan will be adopted by the Development & Planning Authority as Supplementary Planning Guidance under Policy GP19 of the Island Development Plan (2016). If adopted as SPG, the St Martin's Community Plan will help those seeking to carry out development within the Parish to understand what type of development is likely to be supported by the local community.



Pictures: (left) Fermain Bay, VisitGuernsey.com

(centre) St Martin's Village, My Guernsey - Mohammed Shah

(right) Saints Bay, VisitGuernsey.com



Method

The Draft St Martin's Community Plan has been assembled following a process that has included public consultation, and can be summarised as follows:

Stage 1: Formation of the Community Plan Independent Committee following approval of the Community Plan proposal at the Parish Meeting, and a call to the community for volunteers. Appointment of a Chair and Secretary.

The Independent Committee includes:

Graham Winn (Chairman)

Linda Marsh (Secretary)

Carla Bauer

Frances Ogier

Cynthia Cormack

Paul Frank

Ian Pallot

Ricky Mahy

Sarah Bamford

Stage 2: Appointment of community planning enterprise 'Corbeau' to provide professional support to collate and interpret public submissions, prepare documents, advise on process and engage further with the public.



Method

- Stage 3:** Public announcement and an invitation to the public to submit proposals for facilities and/or changes to the parish.
The invitation to submit proposals was extended to all residents, businesses and users of the parish, including school children, youth groups, community groups. During stage 3 workshops and meetings were held with members of the local business community, church groups and sports teams.
The invitation period was extended over two months and resulted in over 125 representations with more than 200 suggestions. The Committee approved the grouping of these in common areas and the formation of 62 'proposals' encompassing all of the representations received.
- Stage 4:** Preparation of proposals under four headings; Community, Development, Transport and General (see Appendix A), followed by public consultation which included a 15-day drop-in exhibition, letters to parishioners and online access. Parishioners were invited to give feedback as 'general support' or 'general objection' to each proposal under each heading, with an opportunity for specific comments on each. Parishioners were also able to provide 'free text' feedback if they preferred.



Method (cont.)

- Stage 5: Feedback Analysis: All responses from the Stage 4 consultation were collated (see Appendix B), analysed and inputted into a database which recorded the support/objection as a Boolean statement, with free text responses interpreted as such by an impartial reader. Individual comments were recorded for future reference/interrogation. The results have been displayed in a table format (Appendix C)
- Stage 6: Douzaine Presentation: The committee presented the findings to a full meeting of the Douzaine and received questions and comments on the outcomes. The Douzaine and Constables supported the committee in drawing up the Draft Community Plan based only on those proposals that received majority support from the public consultation (>55%).
- Stage 7: Draft St Martin's Community Plan - Parish Consultation; The committee received feedback on various of the proposals and some highlighted errors/omissions which have been taken account of. The updated rankings are included as Appendix D and proposals in the plan have been updated to accommodate these.
- Stage 8: Draft St Martin's Community Plan - Island-Wide Public Consultation: managed by the Development & Planning Authority

Following the island-wide consultation, the Community Plan may, subject to adjustment following that consultation, be adopted by the Development & Planning Authority as Supplementary Planning Guidance under Policy GP19 of the Island Development Plan (2016).



Method (cont.)

Planning Designations:



Parish Boundary



St Peter Port Main Centre Outer Boundary



Main Centre Outer Area



Conservation Area Boundaries



Conservation Areas

1. Saints Valley & La Fosse
2. St Martin's Village
3. Les Hubits



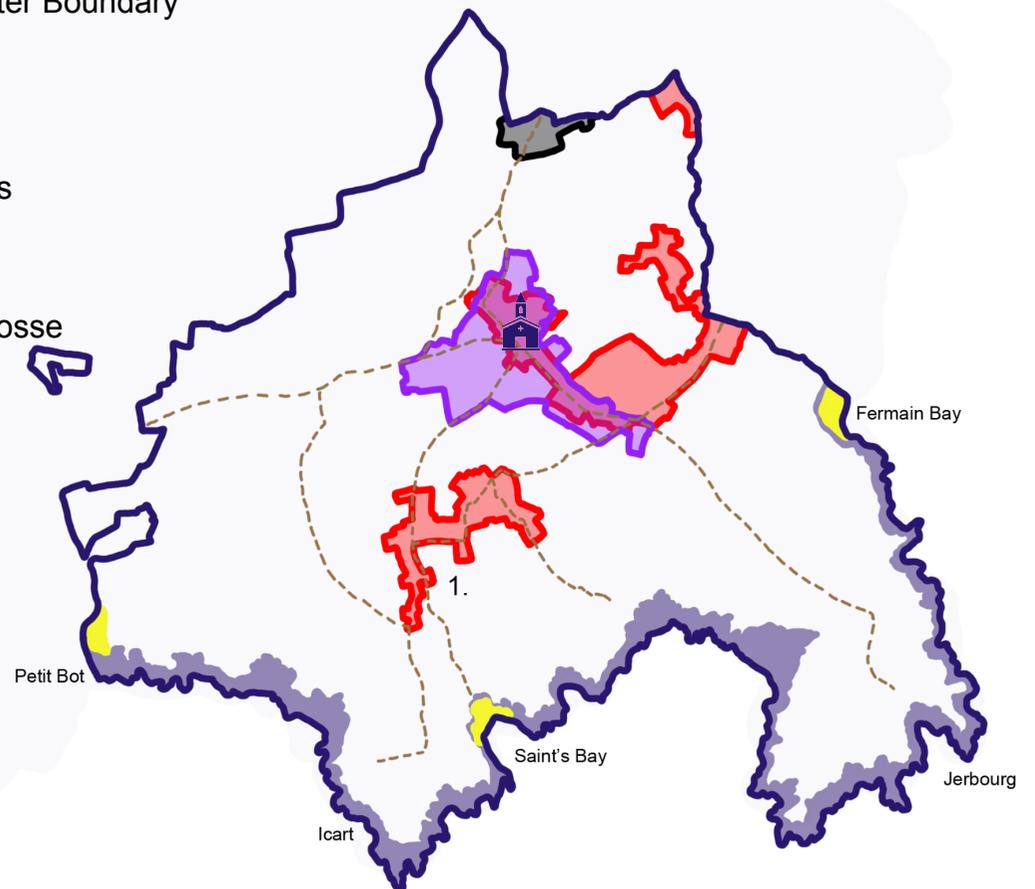
Local Centre Boundary



Local Centre



Parish Church



Method (cont.)

Planning Designations:

 Parish Boundary

 Housing Allocation Site (IDP 2016) - Braye Lodge Hotel

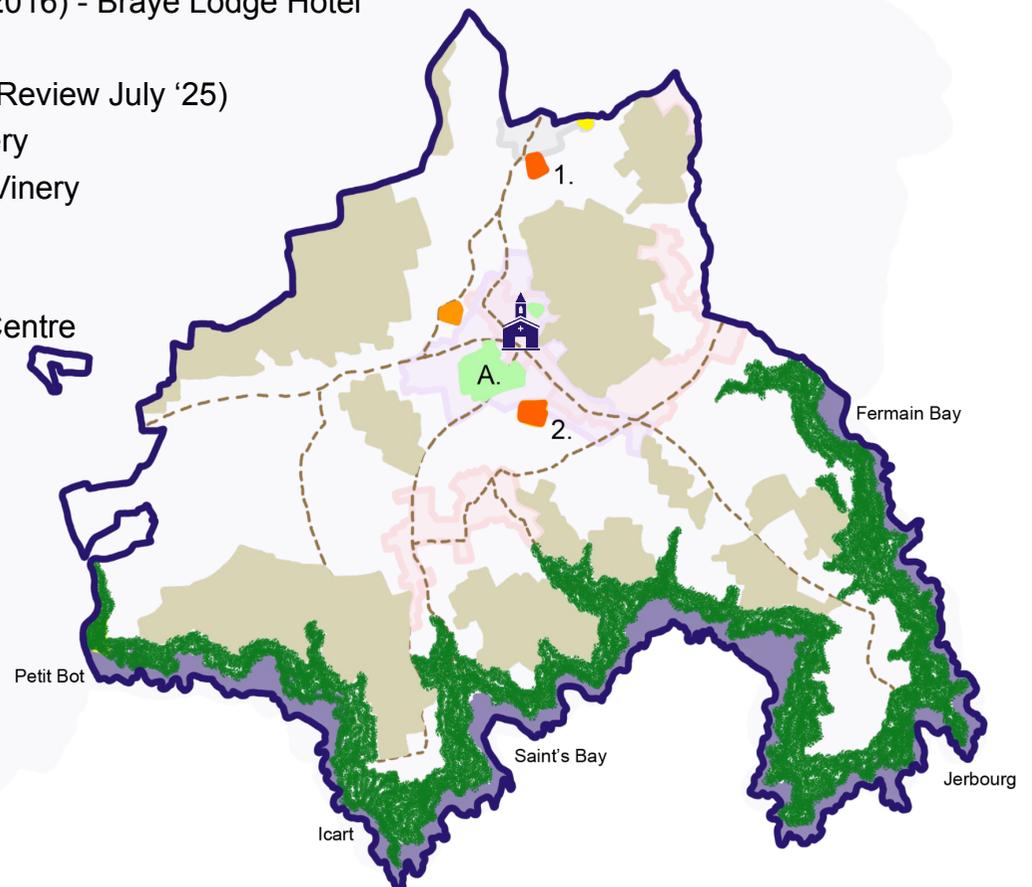
 Affordable Housing Site (IDP Review July '25)
1. Regency Vinery
2. School Lane Vinery

 Important Open Land
A. Community Centre

 Agriculture Priority Areas

 Sites of Special Significance

 Parish Church



Proposals

Following the Parish consultation on the Draft Community Plan, which produced a further 235 responses to the proposals contained therein, the Proposals on the following pages have been included in the Draft Community Plan for island-wide consultation, updated where required to reflect comments and representations received during Stage 7.

It should be noted that the proposals have been brought forward from the community as aspirations. There is no obligation on land or property owners to accommodate or support the proposals, and no obligation on any public bodies to deliver them. Any proposals that are brought forward for implementation will be subject to the due process normally applicable in terms of statutory approvals and consultations, during which any members of the public will be able to make representations as they would ordinarily be able to.



Proposals Map

The Proposal Map is provided in larger scale format attached



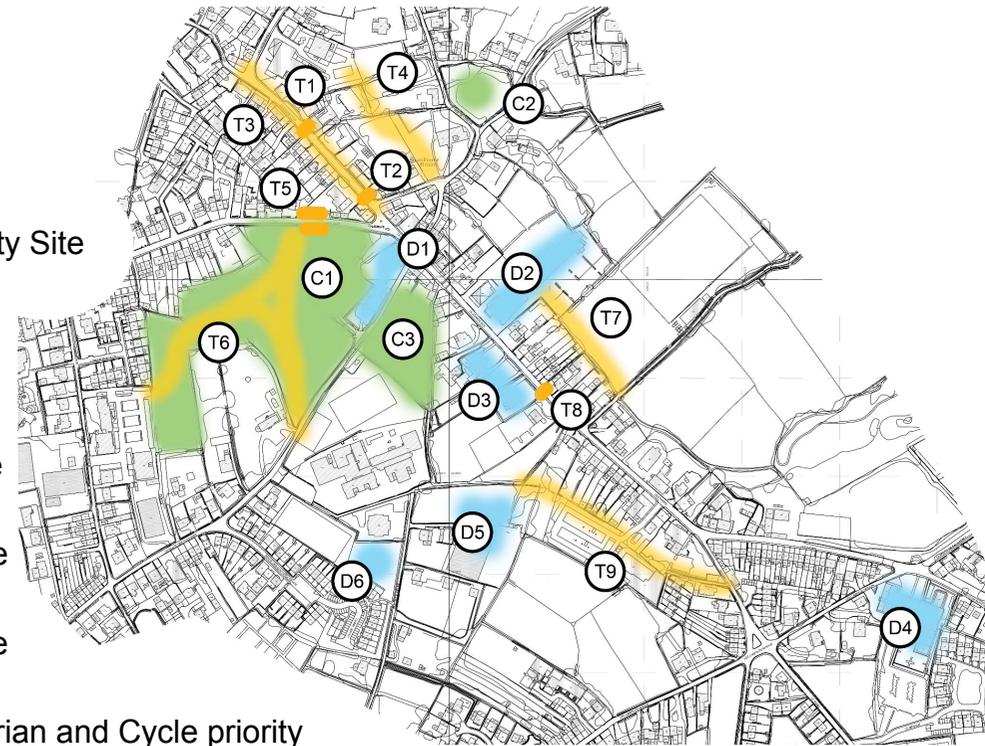
Proposals - Centre

The following proposals have been brought forward for the centre of the parish:

- C1 - Heart of the Community Park
- C2 - Le Grenier Nature Trail
- C3 - Open Green Space beside School

- D1 - Rectory & Barn Hospitality and Housing Opportunity Site
- D2 - MotorMall Mixed-Use and Private Housing Site
- D3 - Private Housing Redevelopment/Subdivision Sites
- D4 - Manor Stores Mixed-Use and Private Housing Site
- D5 - School Lane Vinery Affordable Housing Site
- D6 - La Vallee Vinery extension Affordable Housing Site

- T1 - La Grande Rue (west) Pedestrian Crossing outside Adventure Cycles
- T2 - La Grande Rue (west) Pedestrian Crossing outside The Green Hut
- T3 - La Grande Rue (west) shared surface with Pedestrian and Cycle priority
- T4 - Footpath connectivity from M&S to Churchyard behind roadside properties
- T5 - Rue Maze Bus Lay-bys
- T6 - Footpath connectivity between Route des Coutures, Burnt Lane and Rue Maze
- T7 - Footpath connectivity from La Vequesse to MotorMall Car Park
- T8 - Footpath connectivity between Briarwood car park and Les Camps du Moulin
- T9 - La Grande Rue (east) Pedestrian Crossing outside Valpy's



Picture: St Martin's Community Centre



Proposals - C1

Heart of the Community Park

Purpose: To create an area of parkland in the village centre that can be used for recreation, events and activities that bring the community together.

Method: Improve the relationship of the Community Centre to the public and open spaces around it, provide additional facilities and public amenities (see opportunities list overleaf), train hedgerows and existing green space and enhance biodiversity.

Relevant IDP Policies:

- S1 - Spatial Policy
- LC1 - Important Open Land in Local Centres
- LC3 - Social and Community Facilities in Local Centres
- LC7 - Leisure & Recreation in Local Centres
- GP1 - Landscape Character & Open Land
- GP5 - Protected Buildings
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP6 - Transport Infrastructure and Support Facilities
- IP7 - Private & Communal Car Parking



IP8 - Public Car Parking

IP9 - Highway Safety, Accessibility & Capacity



Proposals - C1

Heart of the Community Park

Opportunities:

- O1 - Outdoor recreation space
- O2 - Outdoor seating/cafe
- O3 - Parkland & Open Ground:
 - a - classic outdoor lawn-based games
 - b - community gardens
 - c - community orchard
 - d - event space
 - e - children's playground
 - f - adult gym
 - g - kiosk
 - h - covered family dining area
- O4 - Link to redevelopment of Rectory
- O5 - Relocate Scout Hut
- O6 - Access through to Burnt Lane
- O7 - Adequate overflow/event parking using non-hard surfacing
- O8 - Link to School



Proposals - C2

Le Grenier Nature Trail

Purpose: To provide a circular and connected walk and a place for stopping within the village that has a proximity to nature and biodiversity.

Method: Reinforce and extend paths and enhance native planting for wildlife, install interpretation boards and benches.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- LC1 - Important Open Land in Local Centres
- LC3 - Social and Community Facilities in Local Centres
- LC7 - Leisure & recreation in Local Centres
- GP1 - Landscape Character & Open Land
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - C3

Open Green Space beside School

Purpose: To provide public open space within the village centre, with the potential to accommodate school facilities such as a playing field, to facilitate school expansion in other areas.

Method: Erect hedge/fence to private gardens, provide entrances and pathways.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- LC1 - Important Open Land in Local Centres
- LC3 - Social and Community Facilities in Local Centres
- LC7 - Leisure & recreation in Local Centres
- GP1 - Landscape Character & Open Land
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - D1

Rectory & Barn Hospitality and Housing Opportunity Site

Purpose: To provide a cafe/kiosk opening onto La Grande Rue with a tea garden, connectivity to C1 'The Heart of the Community Park', including the Community centre, and to provide limited additional housing appropriate to the conservation area.

Method: Refurbish and reuse the Rectory, Barn and associated site, supplemented with new buildings where necessary, including relocation of the Scout Hut.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- LC2 - Housing in Local Centres
- LC3 - Social and Community Facilities in Local Centres
- LC5 - Retail in Local Centres
- LC7 - Leisure & recreation in Local Centres
- GP4 - Conservation Areas
- GP5 - Protected Buildings
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP16A/B - Conversion of Redundant Buildings



- GP18 - Public Realm and Public Art
- IP7 - Private & Communal Car Parking
- IP8 - Public Car Parking
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D2

MotorMall Mixed-Use and Private Housing Site

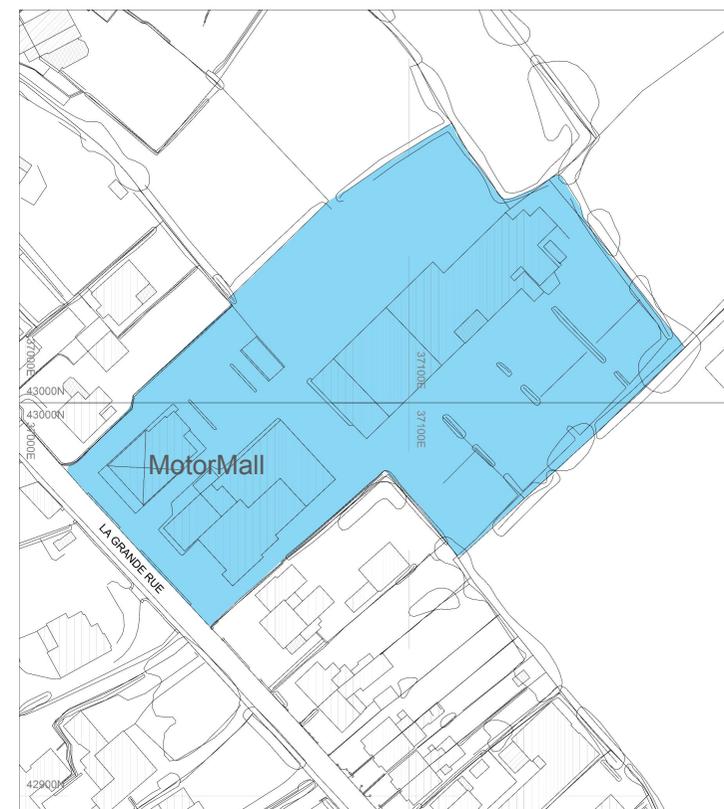
Purpose: To provide additional private housing for older people/retirement properties within the village with replacement convenience retail, offices and community facilities.

Method: Form a coherent site plan with a mix of uses that support the vitality of the local centre and provide appropriate and accessible housing to help make larger housing units elsewhere available to the market.

**** Note use of land is at the discretion of the landowners.**

Relevant IDP Policies:

- S1 - Spatial Policy
- LC2 - Housing in Local Centres
- LC3 - Social and Community Facilities in Local Centres
- LC4 - Employment in Local Centres
- LC5 - Retail in Local Centres
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP16A/B - Conversion of Redundant Buildings



- GP18 - Public Realm and Public Art
- IP7 - Private & Communal Car Parking
- IP8 - Public Car Parking
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D3

Private Housing Redevelopment/Subdivision Sites

Purpose: To provide additional private housing for older people/retirement properties within the village

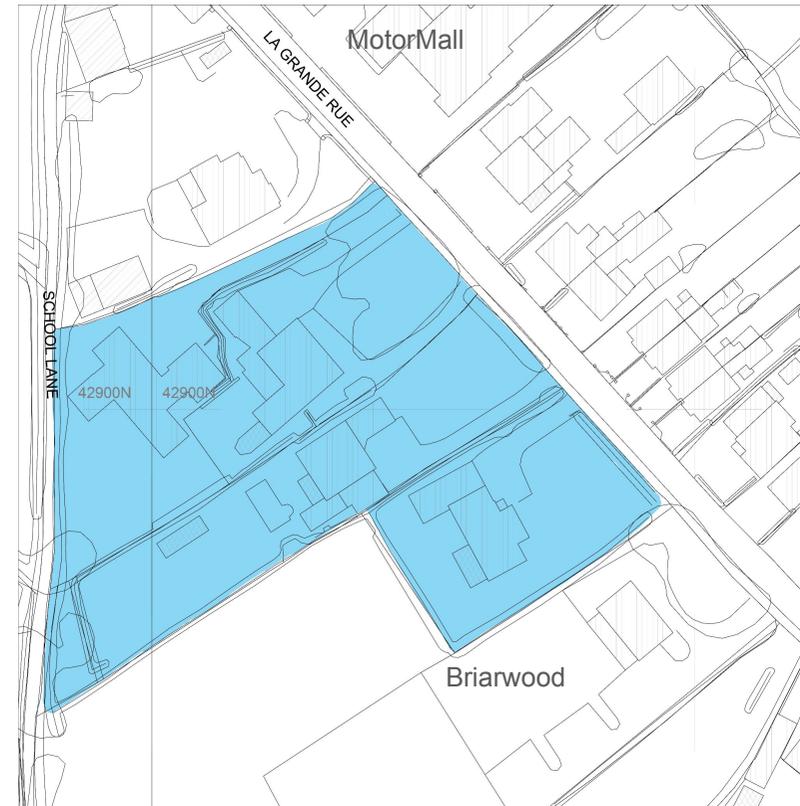
Method: Form a coherent site plan with new homes that support the vitality of the local centre and provide appropriate and accessible housing to help make larger housing units elsewhere available to the market.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- LC2 - Housing in Local Centres
- LC3 - Social and Community Facilities in Local Centres
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development

- GP18 - Public Realm and Public Art
- IP7 - Private & Communal Car Parking
- IP8 - Public Car Parking
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D4

Manor Stores Mixed-Use and Private Housing Site

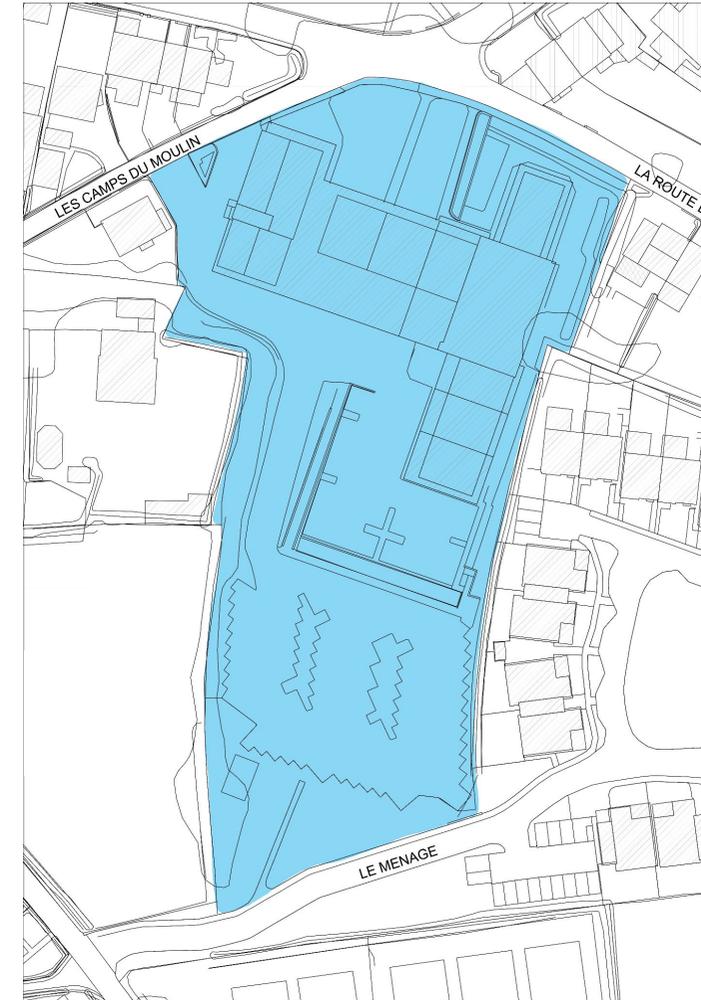
Purpose: To provide additional private housing for older people/retirement properties within the village with replacement convenience retail, offices and community facilities, and to enhance the sense of place at the main road junction.

Method: Form a coherent site plan with a mix of uses that support the vitality of the local centre and provide appropriate and accessible housing to help make larger housing units elsewhere available to the market.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- LC2 - Housing in Local Centres
- LC3 - Social and Community Facilities in Local Centres
- LC4 - Employment in Local Centres
- LC5 - Retail in Local Centres
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



- IP7 - Private & Communal Car Parking
- IP8 - Public Car Parking
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D5

School Lane Vinery Affordable Housing Site

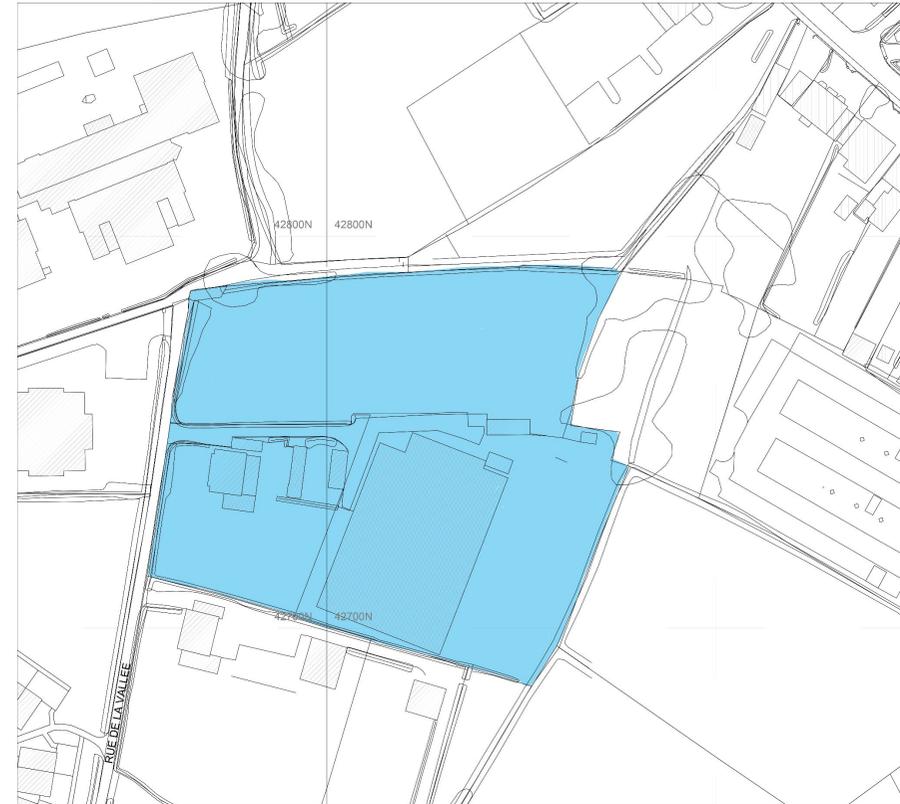
Purpose: To provide additional affordable housing within the village

Method: Form a coherent site plan with new homes that support the vitality of the local centre and provide appropriate and accessible housing to help make private housing units elsewhere available to the market. Ensuring vehicular access is provided through La Grande Rue Car Park and does not impact Rue de La Vallee

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- LC2 - Housing in Local Centres
- LC3 - Social and Community Facilities in Local Centres
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development



- GP18 - Public Realm and Public Art
- IP7 - Private & Communal Car Parking
- IP8 - Public Car Parking
- IP9 - Highway Safety, Accessibility & Capacity

Development of this site is dependent on its adoption as an affordable housing site within the IDP Review



Proposals - D6

La Vallee Vinery extension affordable housing site

Purpose: To provide additional affordable housing within the village

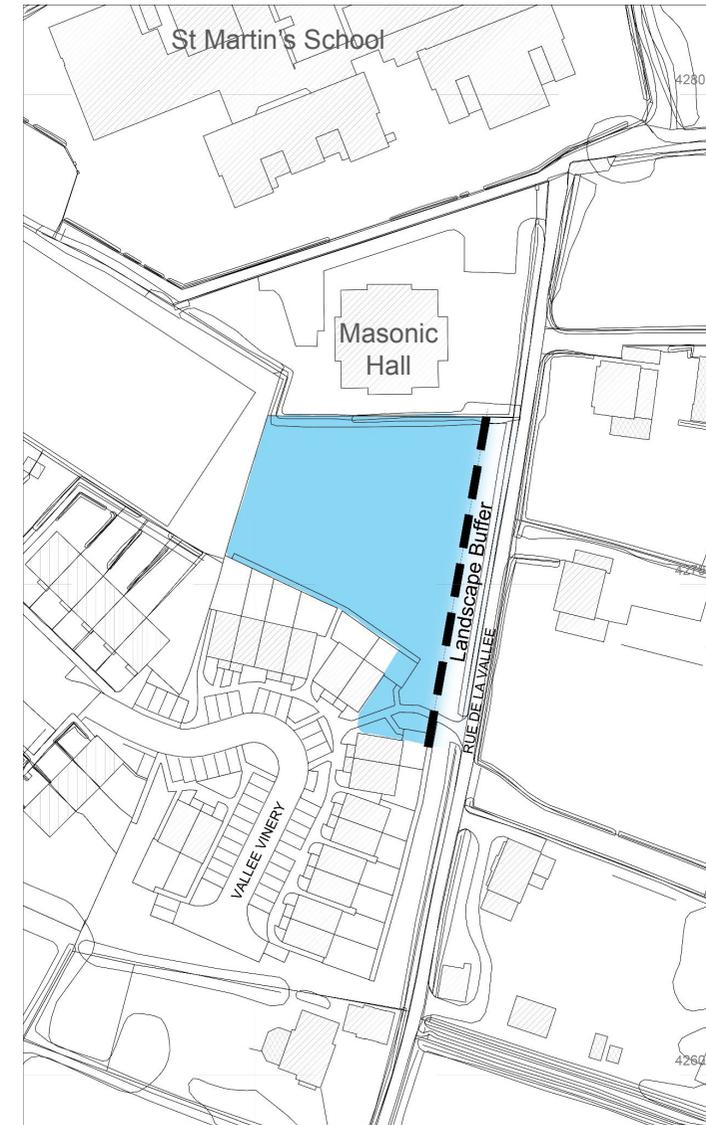
Method: Form a coherent site plan with new homes that support the vitality of the local centre and provide appropriate and accessible housing to help make private housing units elsewhere available to the market. Ensuring vehicular access is provided through La Route des Coutures and La Vallee Vinery site. Ensure continuation of landscape buffer to Rue de la Vallee

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

OC1 - Housing Outside of the Centres - Not Compliant

Development of this site does not fall within current planning policy and would require a change in the IDP in order to make it possible.



Proposals - T1

La Grande Rue (west) Pedestrian Crossing outside Adventure Cycles

Purpose: To provide a safe crossing point for pedestrians across the northwest end of the west end of La Grande Rue

Method: Provide traffic table crossing with appropriate signage, reconfigure parking as required.

** Note consideration must be given to vehicle activity and safe integration of crossings.

Relevant IDP Policies:

S1 - Spatial Policy

GP8 - Design

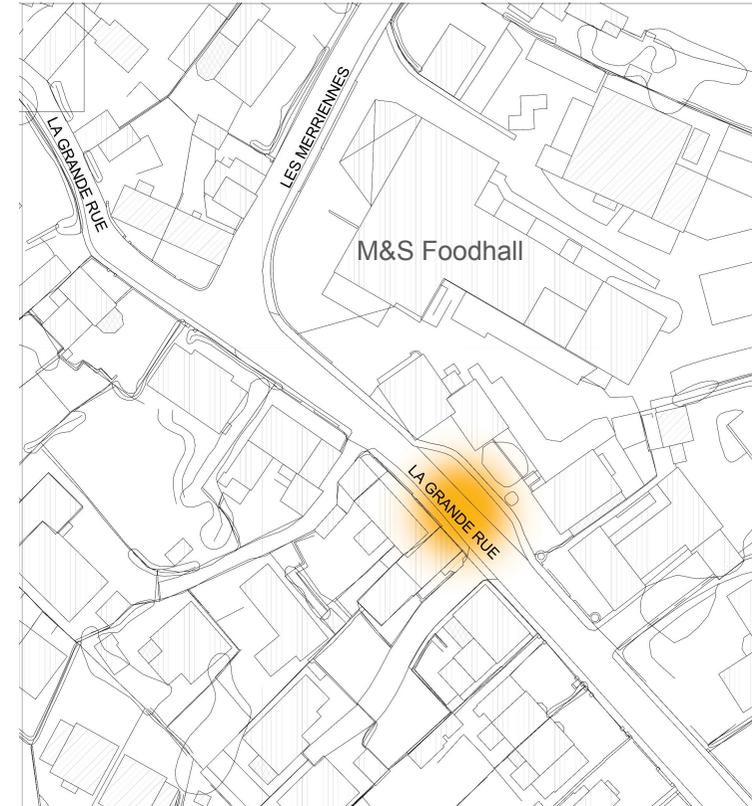
GP9 - Sustainable Development

GP10 - Comprehensive Development

GP18 - Public Realm and Public Art

IP6 - Transport Infrastructure and Support Facilities

IP9 - Highway Safety, Accessibility & Capacity



Proposals - T2

La Grande Rue (west) Pedestrian Crossing outside The Green Hut

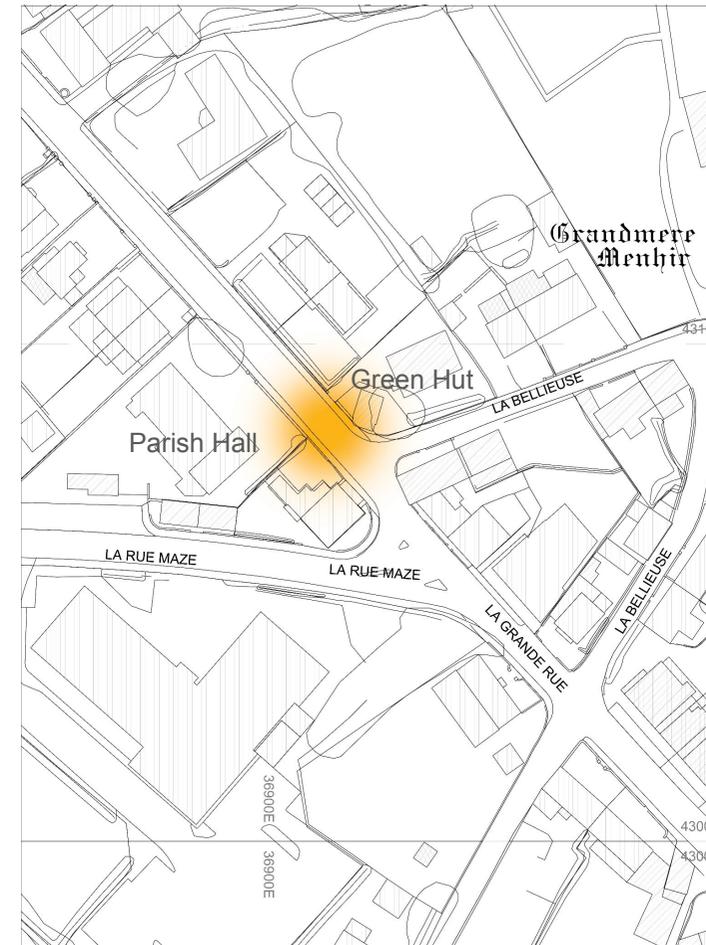
Purpose: To provide a safe crossing point for pedestrians across the southeast end of the west end of La Grande Rue

Method: Provide traffic table crossing with appropriate signage, reconfigure parking as required.

** Note consideration must be given to vehicle activity and safe integration of crossings.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP6 - Transport Infrastructure and Support Facilities
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - T3

La Grande Rue (west) shared surface with Pedestrian and Cycle priority

Purpose: To create a priority area for pedestrians and cyclists to reinforce the village environment, to encourage more careful vehicle movements, and to improve the sense of connectivity within the village.

Method: Carry out on a trial basis, using temporary finishes and signage, with a view to either making permanent or reversing based on trial success.

**** Note consideration must be given to vehicle activity and safe integration of road users.**

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP6 - Transport Infrastructure and Support Facilities
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - T4

Footpath connectivity from M&S to Churchyard behind roadside properties

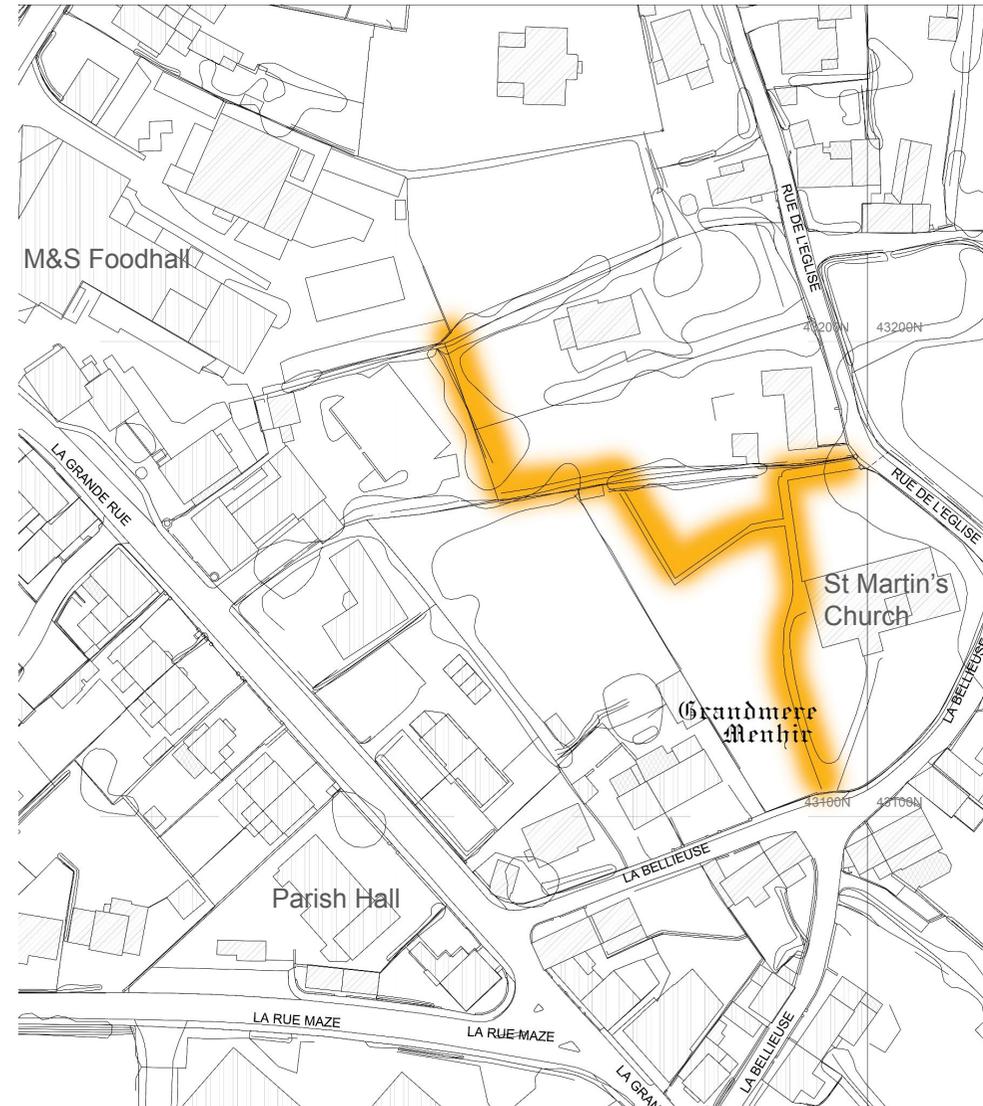
Purpose: To create a pleasant walk from the northwest corner of the village to the church and into the lanes beyond.

Method: Provide hedge/fence screening to existing properties and form openings in existing property boundaries.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP6 - Transport Infrastructure and Support Facilities



Proposals - T5

Rue Maze Bus Lay-bys

Purpose: To reduce traffic congestion during peak times when buses stop to collect/drop off passengers

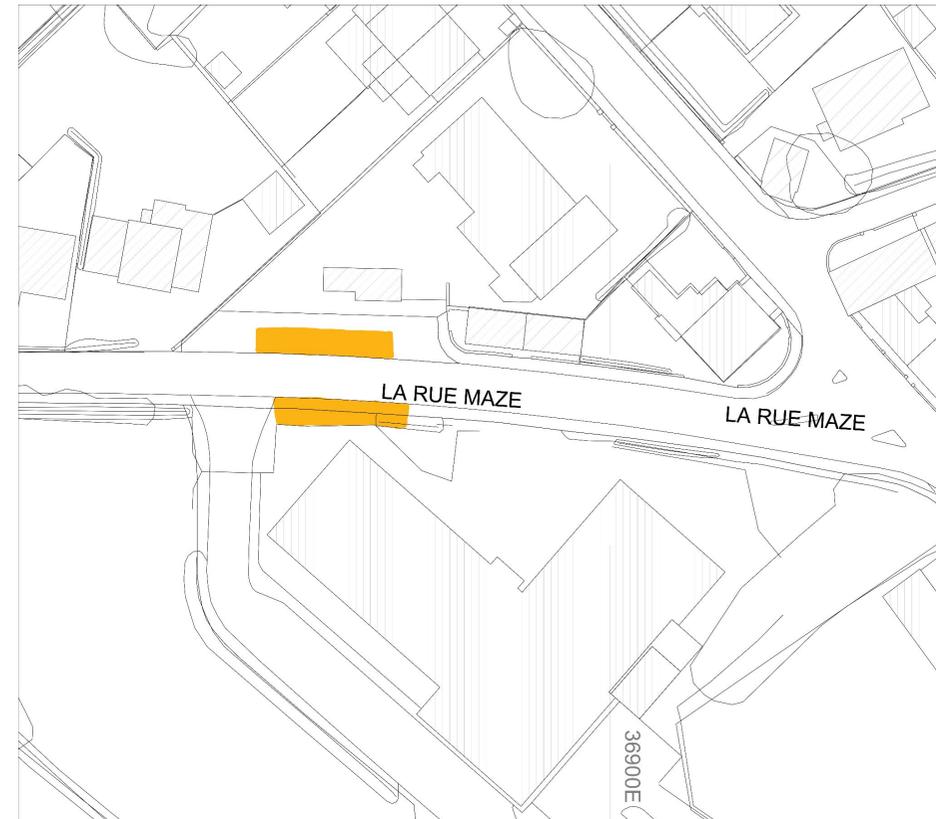
Method: reconfigure road edge, pavement & parking to form laybys.

** Note use of land is at the discretion of the landowners.

*** Note Traffic & Highway Services (THS) encourage improved space for bus shelters, in preference to bus laybys.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP6 - Transport Infrastructure and Support Facilities
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - T6

Footpath connectivity between Route des Coutures, Burnt Lane and Rue Maze

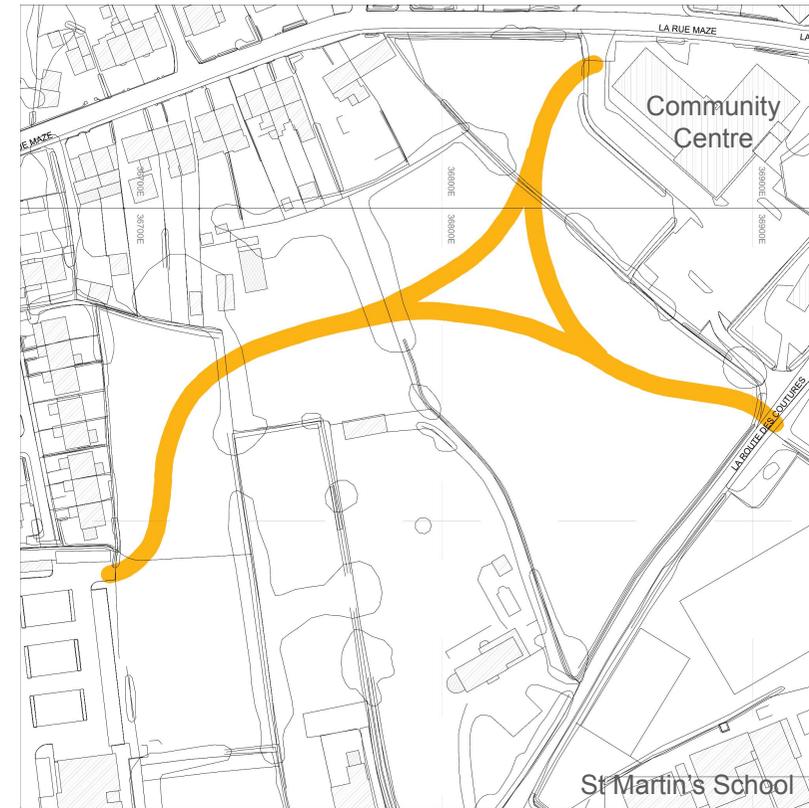
Purpose: To provide connectivity between heavily trafficked roads to improve pedestrian safety and connectivity.

Method: Connect the car park at Burnt Lane to the community centre and Route des Coutures with a lightly defined footpath through the fields..

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - T7

Footpath connectivity from La Vequesse to MotorMall Car Park

Purpose: To provide connectivity between heavily trafficked roads to improve pedestrian safety and connectivity.

Method: Form a footpath across the southern edge of the football training pitch to connect into the MotorMall car park.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - T8

Footpath connectivity between Briarwood car park and Les Camps du Moulin

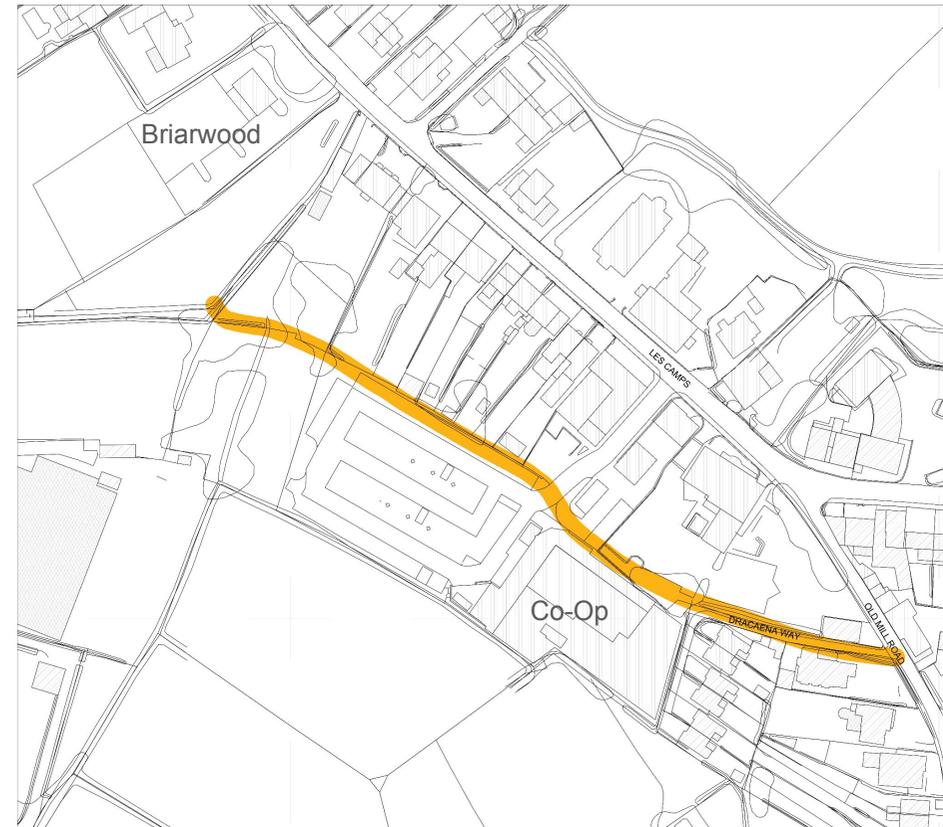
Purpose: To provide connectivity between heavily trafficked roads to improve pedestrian safety and connectivity.

Method: Form a footpath alongside the existing property boundaries.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - T9

La Grande Rue (east) Pedestrian Crossing outside Valpy's

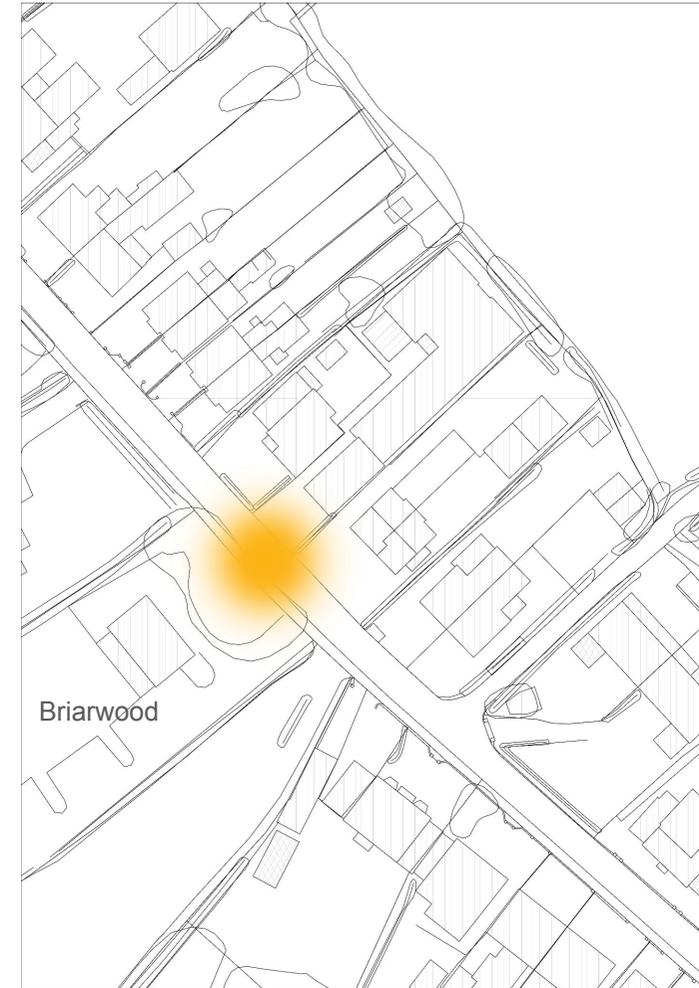
Purpose: To provide a safe crossing point for pedestrians across the central section of the east end of La Grande Rue

Method: Provide traffic table crossing with appropriate signage.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP6 - Transport Infrastructure and Support Facilities
- IP9 - Highway Safety, Accessibility & Capacity



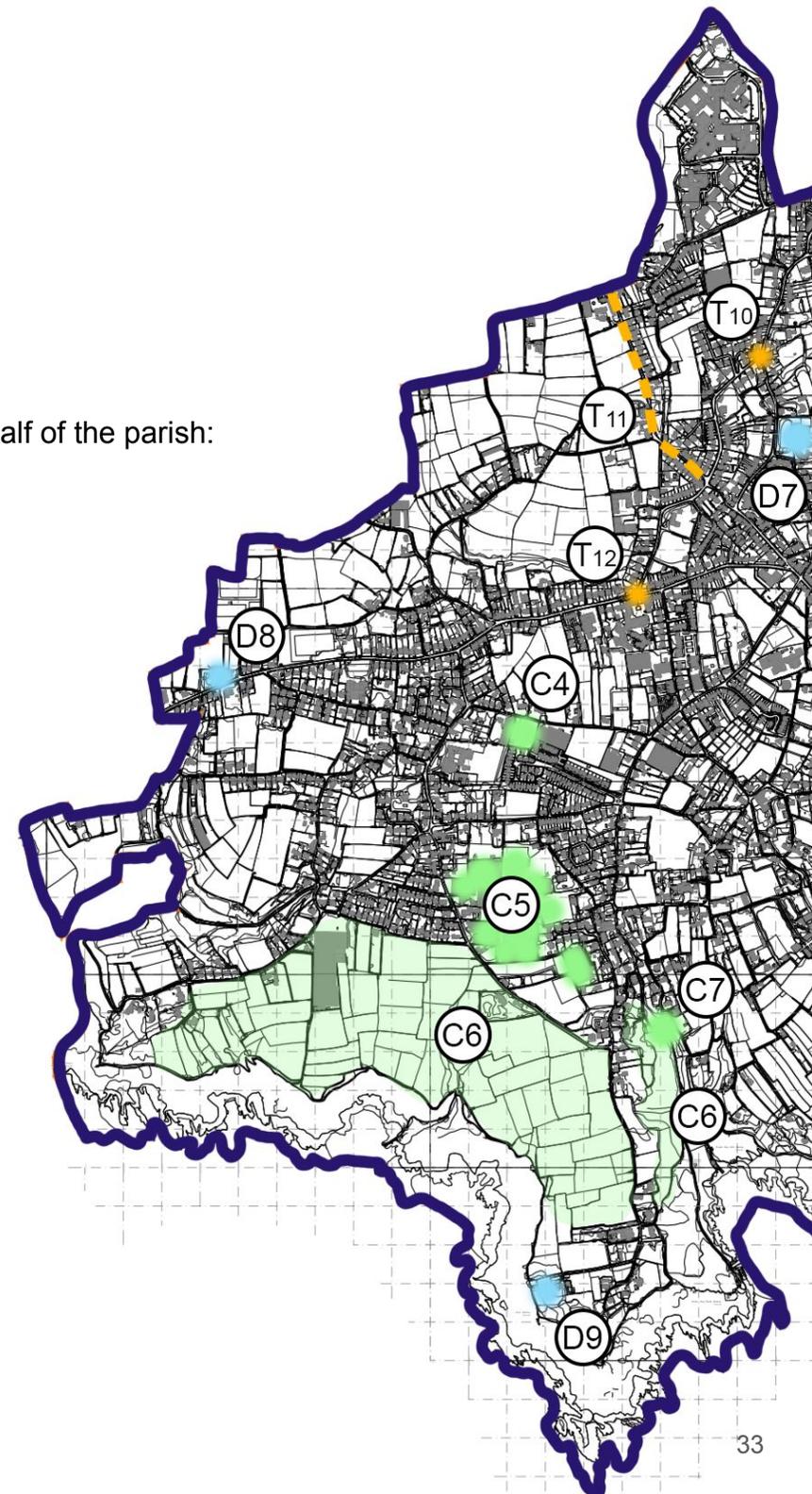
Proposals - West

The following proposals have been brought forward for the western half of the parish:

- C4 - Rue des Escaliers Improved Playground Facilities
- C5 - South Coast Leisure Opportunity Site
- C6 - Cliff Path Connections
- C7 - Saints Road Bench Restoration

- D7 - St Martin's Hotel Private Housing Site
- D8 - St Margaret's Lodge Hotel Private Housing Site
- D9 - Icart Kiosk Tourism Opportunity Site

- T10 - Les Merriennes / Rue Cauchez / Rue Poudreuse Filter
- T11 - Les Varioufs - Cycle / Pedestrian Pathway
- T12 - La Grand Courtil / Rue Maze / La Route de Cornus / Les Caches Filter



Proposals - C4

Rue des Escaliers Improved Playground Facilities

Purpose: To provide more opportunities for play and socialising for young people and families within the parish

Method: Increase amount of equipment, provide for temporary facilities such as WC, food/beverage kiosk during summer.

Relevant IDP Policies:

- S1 - Spatial Policy
- OC2 - Social and Community Uses Outside of the Centres
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - C5

South Coast Leisure Opportunity Site

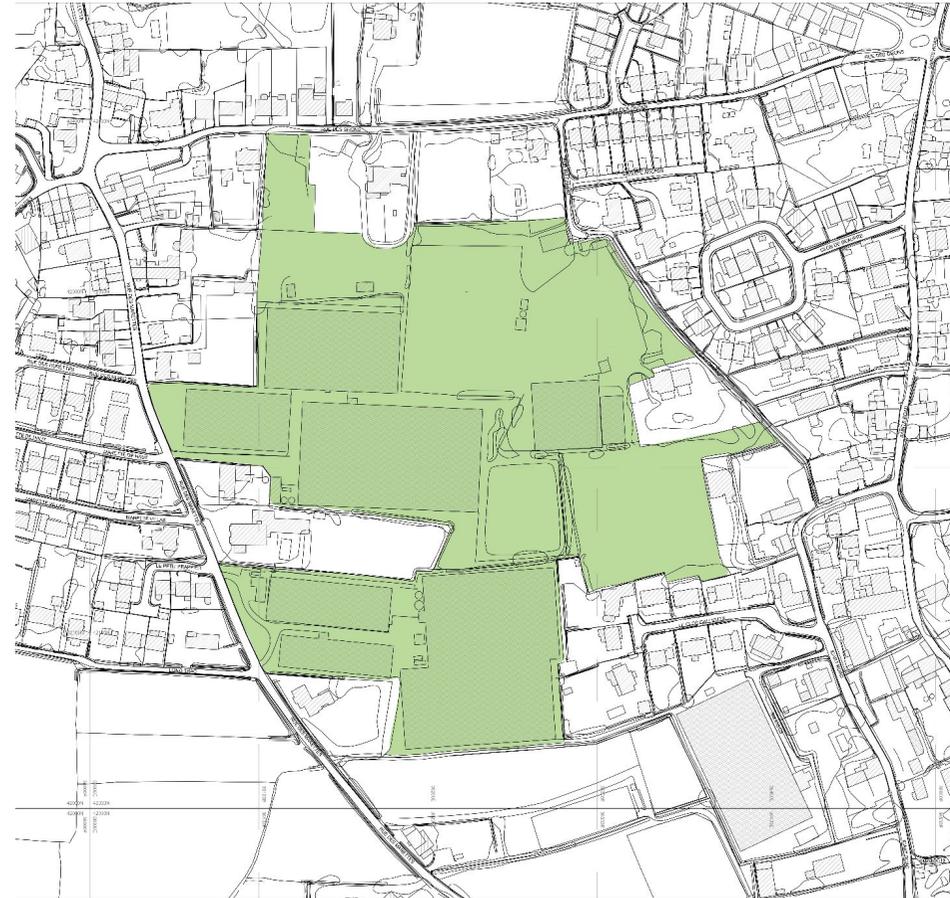
Purpose: To provide leisure facilities that support the rural economy and environment.

Method: Use run-down/redundant glasshouse sites outside of the Agricultural Priority Area to form outdoor leisure facilities such as a pump track, mountain bike track or similar.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- OC2 - Social and Community Facilities Outside of the Centres
- OC7 - Redundant Glasshouse Sites Outside of the Centres
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP6 - Transport Infrastructure and Support Facilities
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - C6

Cliff Path Connections

Purpose: To provide a series of safe walking, cycling or horse riding routes between the south coast lanes and the cliff paths, offering greater accessibility to the cliff paths for walkers.

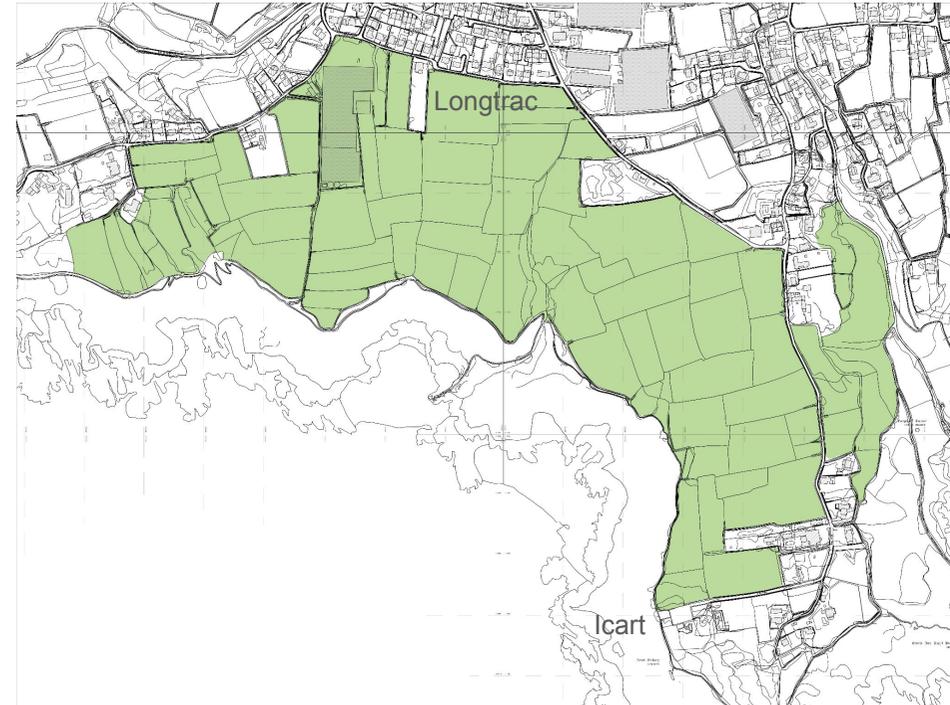
Method: Accommodate a pathway or bridlepath along field boundaries and link to the cliff paths and lanes

** Note use of land is at the discretion of the landowners.

** Note cycling and horse-riding should continue to not be permitted on the cliff paths.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - C7

Saints Road Bench Restoration

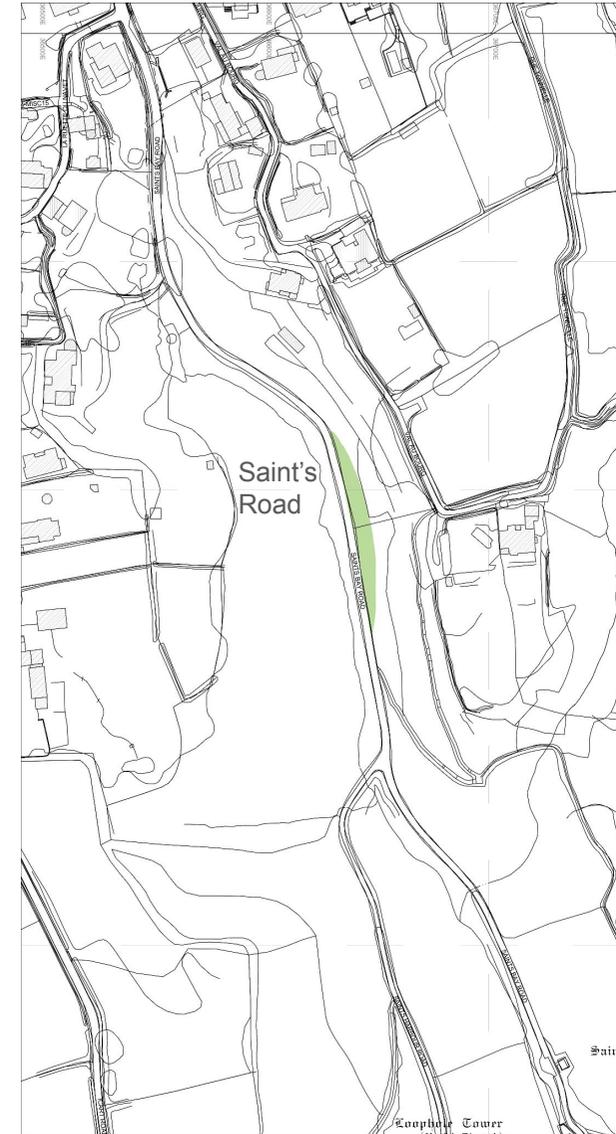
Purpose: To bring back into use a bench that provides a rest stop for walkers on the hill

Method: Clear debris and restore the bench to functional use.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - D7

St Martin's Hotel Private Housing Site - Under Development

Purpose: To provide additional private housing within easy reach of the village and very well served by public transport and road infrastructure.

Method: Form a coherent site plan with new homes that support the vitality of the local centre and provide appropriate and accessible housing to help make larger housing units elsewhere available to the market.

** Note use of land is at the discretion of the landowners.

** Note site boundaries not defined.

Relevant IDP Policies:

S1 - Spatial Policy

LC2 - Housing in Local Centres

LC3 - Social and Community Facilities in Local Centres

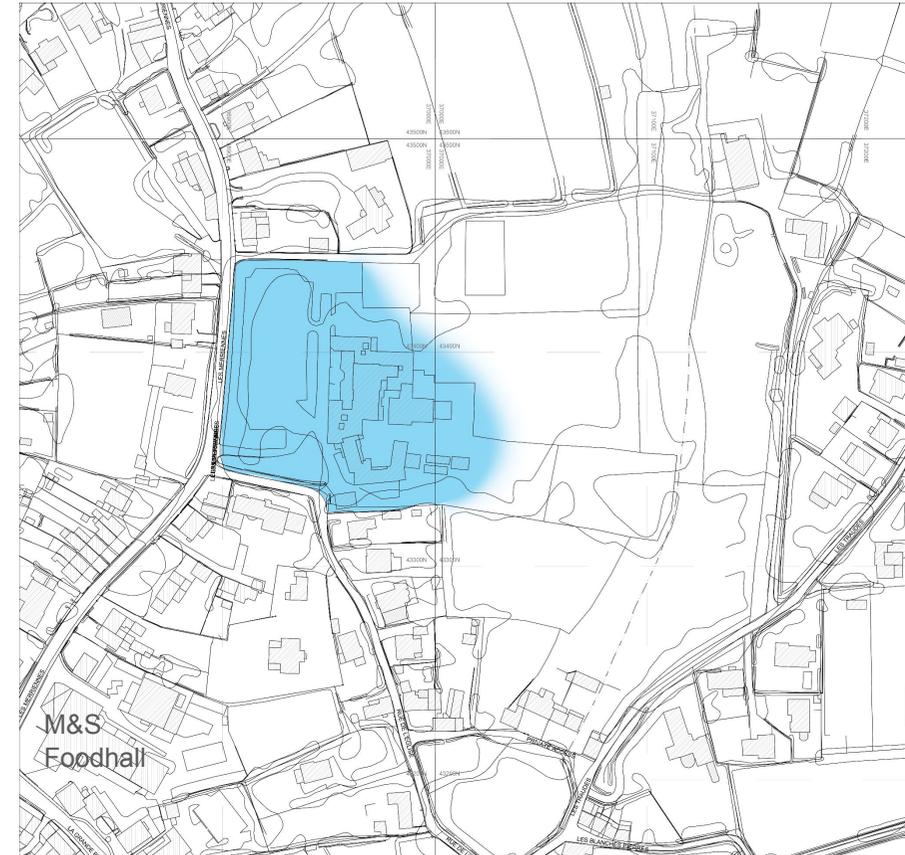
GP4 - Conservation Areas

GP8 - Design

GP9 - Sustainable Development

GP10 - Comprehensive Development

GP16A/B - Conversion of Redundant Buildings



GP18 - Public Realm and Public Art

IP7 - Private & Communal Car Parking

IP9 - Highway Safety, Accessibility & Capacity



Proposals - D8

St Margaret's Lodge Hotel Private Housing Site

Purpose: To provide additional private housing very well served by public transport and road infrastructure.

Method: Form a coherent site plan with new homes that provide appropriate and accessible housing to help make larger housing units elsewhere available to the market.

** Note use of land is at the discretion of the landowners.

** Note site boundaries not defined.

Relevant IDP Policies:

S1 - Spatial Policy

OC1 - Housing in Local Centres

OC2 - Social and Community Facilities Outside of the Centres

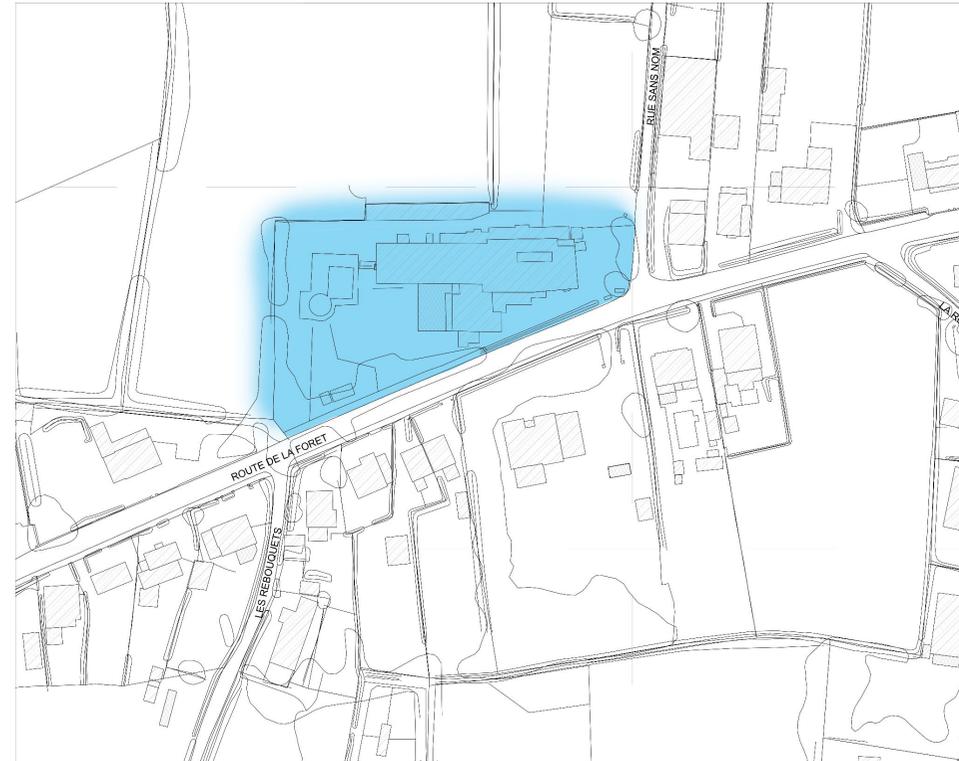
GP4 - Conservation Areas

GP8 - Design

GP9 - Sustainable Development

GP10 - Comprehensive Development

GP16A/B - Conversion of Redundant Buildings



GP18 - Public Realm and Public Art

IP7 - Private & Communal Car Parking

IP9 - Highway Safety, Accessibility & Capacity



Proposals - D9

Icart Kiosk Tourism Opportunity Site

Purpose: To provide viable kiosk facilities to visitors and residents

Method: Upgrade existing building, provide covered external seating and WC facilities

** Note use of land is at the discretion of the landowners.

** Note site boundary not defined.

Relevant IDP Policies:

S1 - Spatial Policy

OC2 - Social and Community Facilities Outside of the Centres

OC4 - Retail Outside of the Centres

GP1 - Landscape Character & Open Land

GP8 - Design

GP9 - Sustainable Development

GP10 - Comprehensive Development

GP18 - Public Realm and Public Art



Proposals - T10

Les Merriennes / Rue Cauchez / Rue Poudreuse Filter

Purpose: To reduce traffic speed and improve traffic flow and visibility.

Method: Provide filter signage and road markings.

** Note consideration must be given to pedestrian activity and safe integration of crossings.

Relevant IDP Policies:

S1 - Spatial Policy

GP8 - Design

GP9 - Sustainable Development

GP10 - Comprehensive Development

GP18 - Public Realm and Public Art

IP6 - Transport Infrastructure and Support Facilities

IP9 - Highway Safety, Accessibility & Capacity



Proposals - T11

Les Varioufs - Cycle / Pedestrian Pathway

Purpose: To provide a safe walking/cycle route for young people and adults traveling to and from school

Method: Accommodate a pathway and/or safe passing places

** Note consideration must be given to the flow of two-way vehicular traffic, use of land is at the discretion of the landowners.

** Note Proposal G3 requests improvements to street lighting on this route.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP6 - Transport Infrastructure and Support Facilities
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - T12

La Grand Courtil / Rue Maze / La Route de Cornus / Les Caches Filter

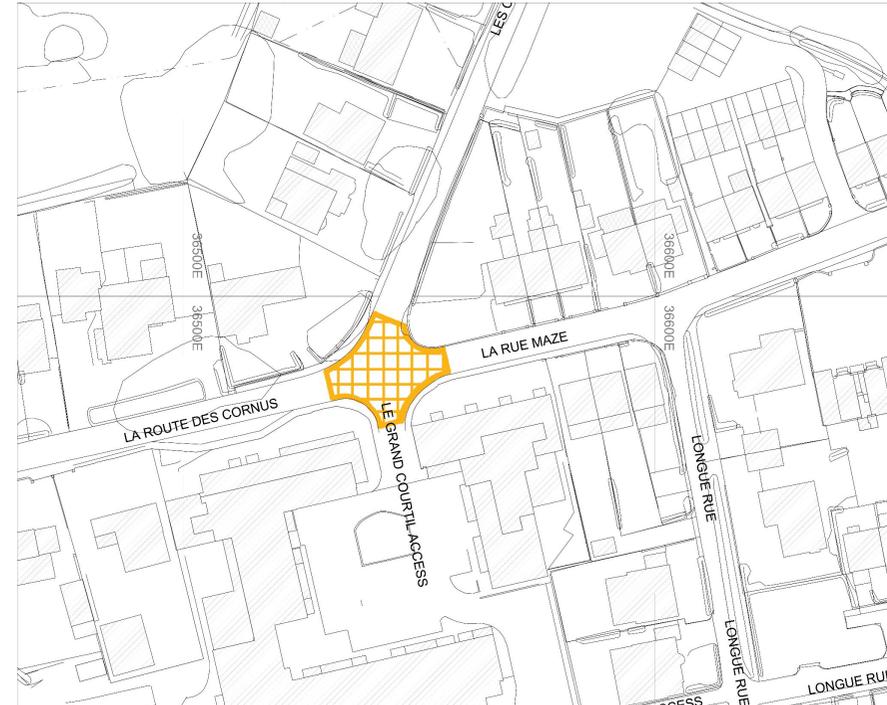
Purpose: To reduce traffic speed and improve traffic flow and improve visibility.

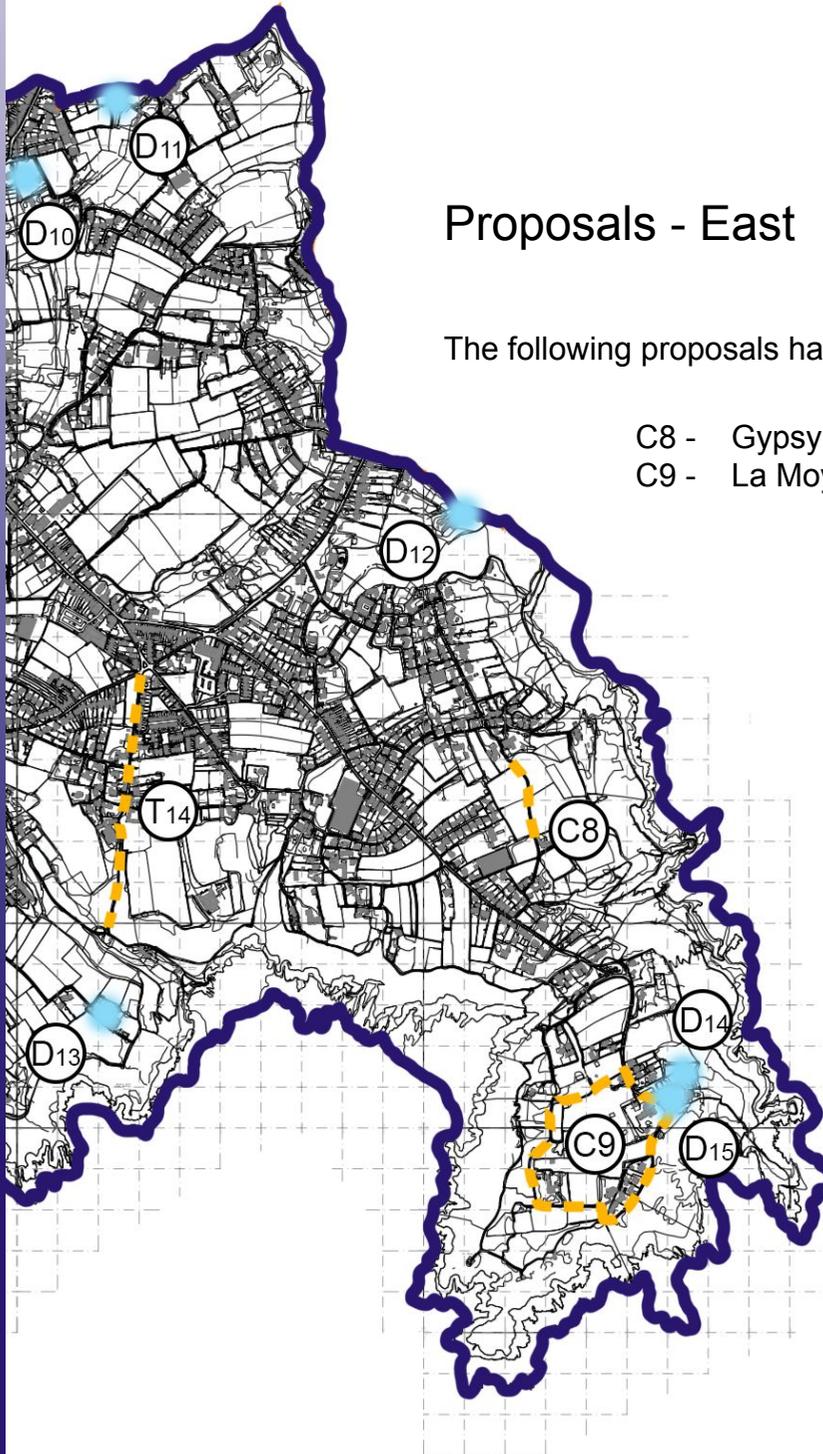
Method: Provide filter signage and road markings, and make improvements to visibility.

** Note consideration must be given to pedestrian activity and safe integration of crossings.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP6 - Transport Infrastructure and Support Facilities
- IP9 - Highway Safety, Accessibility & Capacity





Proposals - East

The following proposals have been brought forward for the eastern half of the parish:

C8 - Gypsy Lane Footpath Improvements

C9 - La Moye Lane Accessible Footpath

D10 - Regency Vinery Affordable Housing Site

D11 - Braye Lodge Hotel Private Housing Site

D12 - The Chalet Hotel Private Housing Site

D13 - Bon Port Hotel Boutique Retreat or Private Housing Site

D14 - Idlerocks Hotel Private Housing Site - Under Development

D15 - Jerbourg Kiosk Tourism Opportunity Site

T13 - Ville Amphrey Ruelle Tranquille

Proposals - C8

Gypsy Lane Footpath Improvements

Purpose: To make the Gypsy Lane footpath more accessible

Method: Ensure vegetation is cut back, reinforce path surface and improve drainage.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - C9

La Moye Lane Accessible Footpath

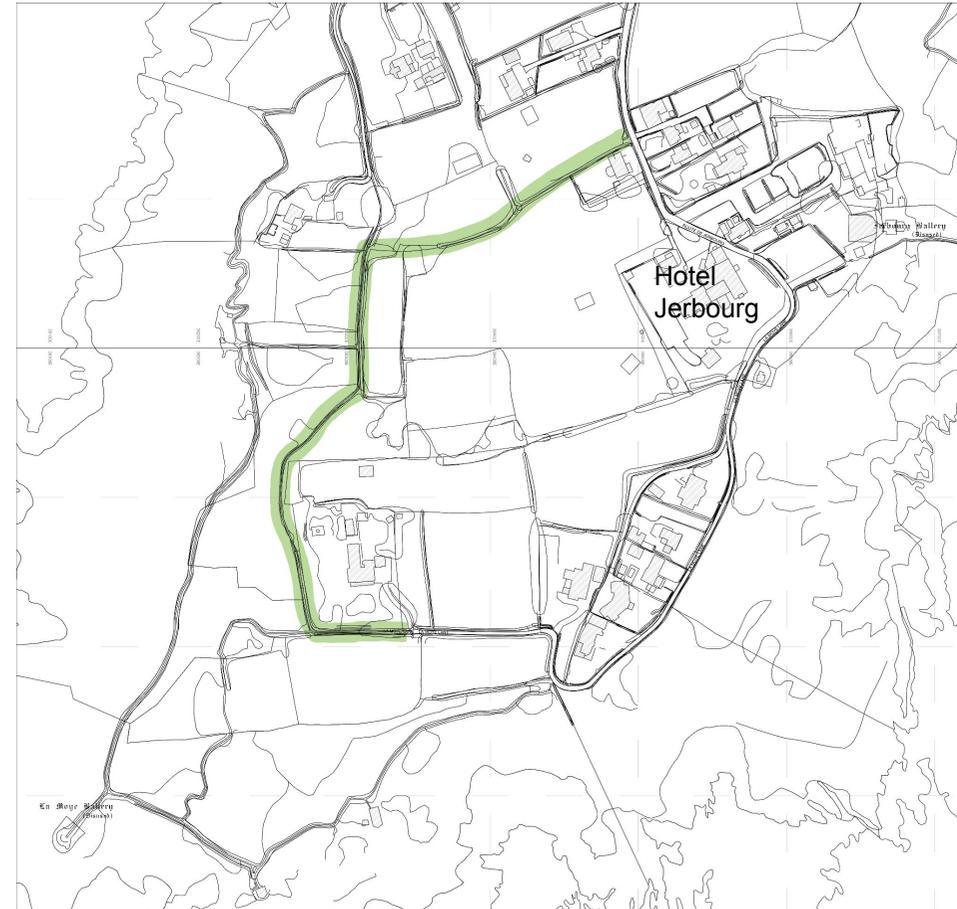
Purpose: To provide a circular section of the cliff path network that is accessible to the infirm and wheelchair users

Method: Connect the existing tarmac roadways to form a circular loop over reasonably level ground with an appropriate surface treatment.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D10

Regency Vinery Affordable Housing Site

Purpose: To provide additional affordable housing within the parish.

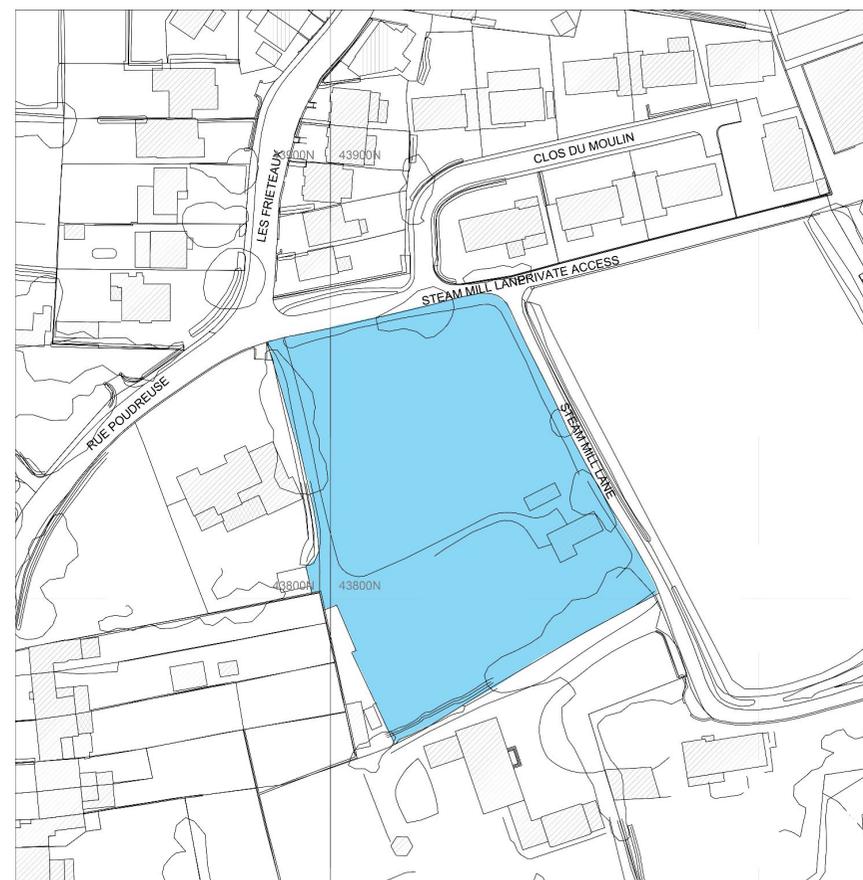
Method: Form a coherent site plan with new homes that provide appropriate and accessible housing to help make private housing units elsewhere available to the market.

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- MC2 - Housing in Main Centres and Main Centre Outer Areas
- MC3 - Social and Community Facilities in Main Centres and Main Centre Outer Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development

Development of this site is dependent on its adoption as an affordable housing site within the IDP Review
If adopted, it should be subject to a Development Framework to identify & resolve issues around development density, services and infrastructure



- GP18 - Public Realm and Public Art
- IP7 - Private & Communal Car Parking
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D11

Braye Lodge Hotel Private Housing Site

Purpose: To provide additional private housing well served by public transport and road infrastructure.

Method: Form a coherent site plan with new homes that provide appropriate and accessible housing to help make larger housing units elsewhere available to the market.

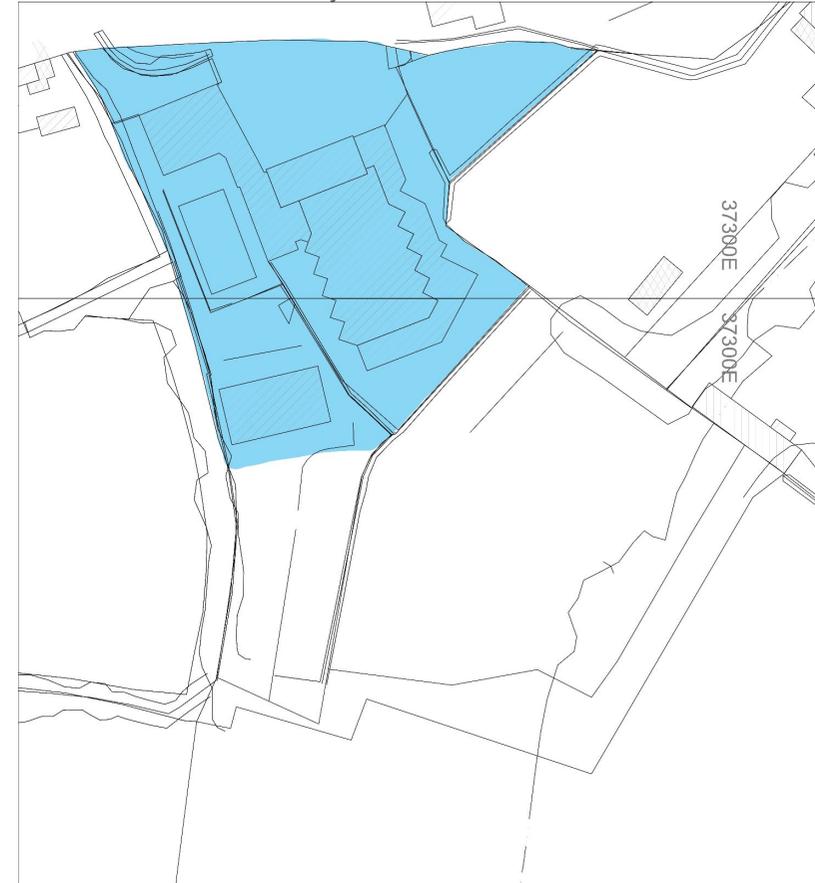
** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- MC2 - Housing in Main Centres and Main Centre Outer Areas
- MC3 - Social and Community Facilities in Main Centres and Main Centre Outer Areas
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP16A/B - Conversion of Redundant Buildings

Development of this site is to be subject to a Development Framework to identify & resolve issues around development density, services and infrastructure

Ruette Braye



- GP18 - Public Realm and Public Art
- IP7 - Private & Communal Car Parking
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D12

The Chalet Hotel Private Housing Site

Purpose: To provide additional private housing served by public transport and road infrastructure.

Method: Form a coherent site plan with new homes that provide appropriate and accessible housing to help make larger housing units elsewhere available to the market.

** Note use of land is at the discretion of the landowners.
** Note site boundary not defined

Relevant IDP Policies:

- S1 - Spatial Policy
- OC1 - Housing Outside of the Centres
- OC2 - Social and Community Facilities Outside of the Centres
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP16A/B - Conversion of Redundant Buildings



- GP18 - Public Realm and Public Art
- IP7 - Private & Communal Car Parking
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D13

Bon Port Hotel Boutique Retreat or Private Housing Site

Purpose: To provide a small boutique-style retreat or private housing appropriate to the level of access.

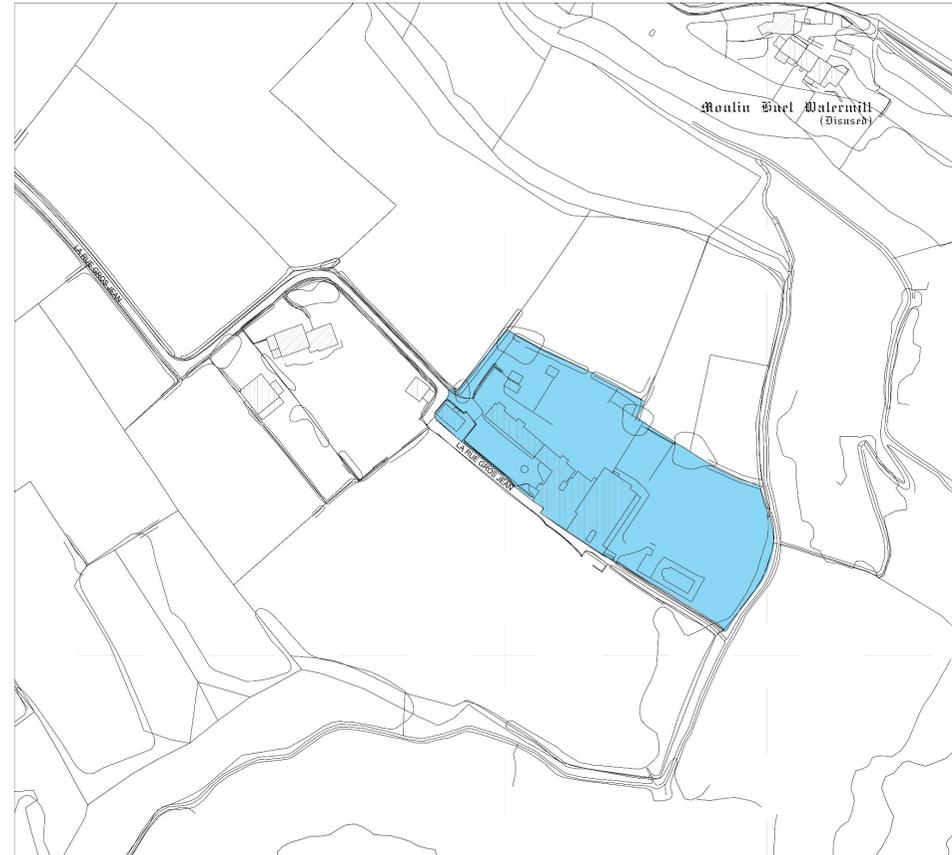
Method: Form a coherent site plan with a small retreat or new homes that provide appropriate and accessible housing to help make larger housing units elsewhere available to the market.

** Note use of land is at the discretion of the landowners.

** Note existing footpath (La Rue de Gros Jean) to be retained

Relevant IDP Policies:

- S1 - Spatial Policy
- OC1 - Housing Outside of the Centres
- OC2 - Social and Community Facilities Outside of the Centres
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP16A/B - Conversion of Redundant Buildings



- GP18 - Public Realm and Public Art
- IP7 - Private & Communal Car Parking
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D14

Idlerocks Hotel Private Housing Site

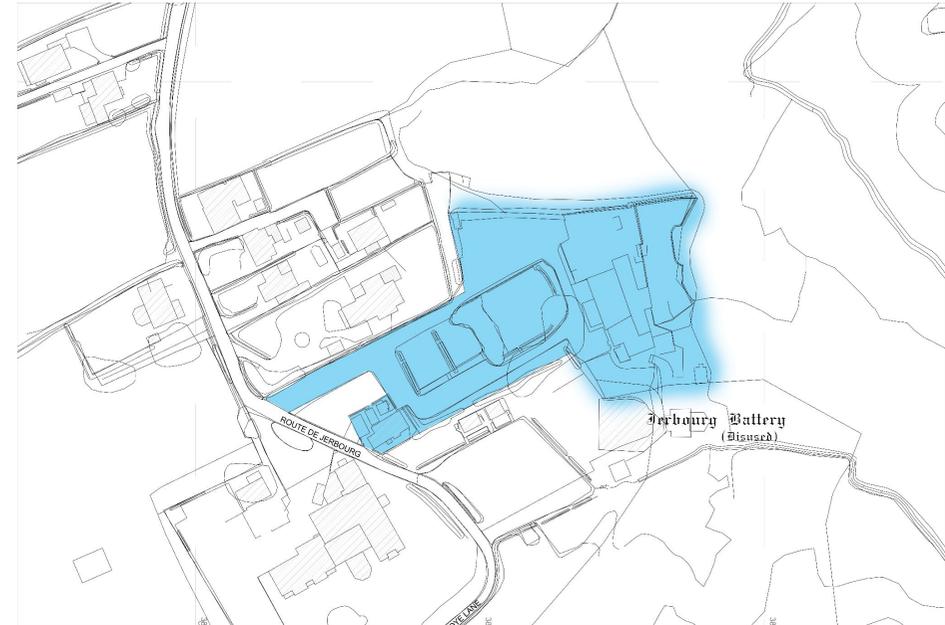
Purpose: To provide additional private housing well served by public transport and road infrastructure.

Method: Form a coherent site plan with new homes that provide appropriate and accessible housing to help make larger housing units elsewhere available to the market.

** Note use of land is at the discretion of the landowners.
** Note site boundary not defined

Relevant IDP Policies:

- S1 - Spatial Policy
- OC1 - Housing Outside of the Centres
- OC2 - Social and Community Facilities Outside of the Centres
- GP4 - Conservation Areas
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP16A/B - Conversion of Redundant Buildings



- GP18 - Public Realm and Public Art
- IP7 - Private & Communal Car Parking
- IP9 - Highway Safety, Accessibility & Capacity



Proposals - D15

Jerbourg Kiosk Tourism Opportunity Site

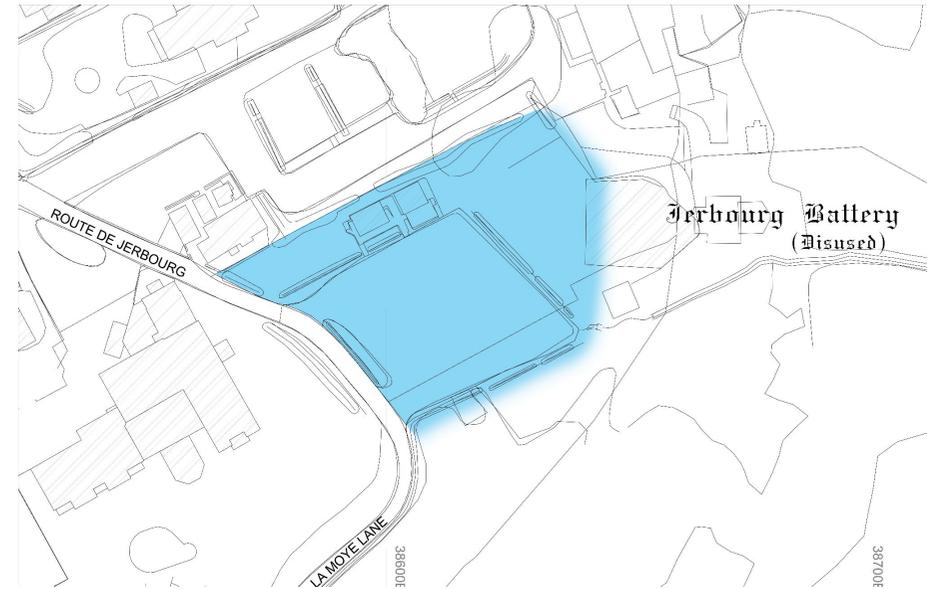
Purpose: To provide viable kiosk facilities to visitors and residents

Method: Upgrade existing building, provide covered external seating and WC facilities

** Note use of land is at the discretion of the landowners.

Relevant IDP Policies:

- S1 - Spatial Policy
- OC2 - Social and Community Facilities Outside of the Centres
- OC4 - Retail Outside of the Centres
- GP1 - Landscape Character & Open Land
- GP8 - Design
- GP9 - Sustainable Development
- GP10 - Comprehensive Development
- GP18 - Public Realm and Public Art



Proposals - T13

Ville Amphrey Ruelle Tranquille Extension

Purpose: To reduce vehicle speed and improve safety for pedestrians, cyclists and horse-riders

Method: Install necessary signage to full extent of Ville Amphrey

**** Note - THS advise this proposal does not meet the criteria for Ruelle Tranquil. Other methods of speed controls may be available.**

Relevant IDP Policies:

S1 - Spatial Policy

GP8 - Design

GP18 - Public Realm and Public Art

IP6 - Transport Infrastructure and Support Facilities

IP9 - Highway Safety, Accessibility & Capacity



Proposals - General Statements

G1 - The speed of traffic in the lanes of St Martin reduces safety for pedestrians and cyclists

Where possible, measures should be adopted that will improve safety for pedestrians and cyclists, and encourage vehicle drivers to maintain speed appropriate to the road conditions.

Measures that may be beneficial could include:

1. Formation of passing spaces for vehicles in narrow lanes
2. Providing connected footpaths/cycle paths within fields and/or domestic land
3. Utilising painted line pavements
4. Avoid diverting two-way traffic down narrow lanes during peak times
5. Reduce the instances and impact of road closures in the parish

G2 - There is insufficient parking in the parish centre, particularly at school drop-off/pick-up times

Where possible, encourage businesses and organisations with car parking to make their parking areas available to public parking during peak times, and improve pedestrian movement through the parish to encourage vehicle parking relating to school drop-off/pick-up to be spread across a wider area.



Proposals - General Statements

G3 - Roads used by young people travelling to and from school should be well lit

Les Varioufs and La Route des Coutures are used by young people travelling to and from school (primary and secondary school) in the morning and early evening during winter. Where possible, there should be improved lighting in these roads and in surrounding lanes that would make these routes safer for young people and adults to use, encouraging pedestrian and cycle use and road safety.

G4 - Traffic signs and speed traps can help enforce speed limits and encourage safer driving

Clear signage and enforcement of speed limits will reduce the instances of drivers exceeding speed limits, or driving at speeds that are not appropriate to the road conditions. Where possible, signs indicating speed limits and advisory speeds should be placed where drivers regularly infringe the law. Speed limits should be painted onto road surfaces where extra signage will clutter the hedges and roadside walls. Spot checks, mobile enforcement units and monitoring equipment should be used on a temporary basis as a deterrent.



Proposals - General Statements

G5 - New housing should be focussed on locations where the transport infrastructure can support the additional vehicle, cycle and pedestrian traffic

Where development is likely to result in an increase in the number of dwellings on a site, or a net increase in the number of vehicle movements to and from a development site, it should only be supported when the site has access to adequate road infrastructure.

G6 - New housing could be more dense in the parish centre

Within the local centre, and with consideration to all other general statements included in the Draft Community Plan, proposals for development should be supported where they increase the density of housing from existing levels. Where new housing is within the village centre, it should provide for older people or retirement properties and affordable housing. This does not alter the requirement for all applications for development to be assessed on their individual merits and circumstances.



Proposals - General Statements

G7 - Existing green spaces and open land should be protected from development

With consideration of the other General Statements and Proposals within this Draft Community Plan, whether or not existing land falls within the Local Centre, or is non-designated outside the Local Centre, or falls within the Agricultural Priority Area, development that reduces the amount of green space or open previously undeveloped land should not be supported. This does not alter the requirement for all applications for development to be assessed on their individual merits and circumstances.

G8 - Trees should be planted in and around the parish

Where possible, and where planting will not adversely affect existing buildings, roads, hard surfaces, hedgerows and earth banks, trees should be planted to replace those lost through removal and natural die-back. Tree species should be native to the island, suitable to the context in which they are planted, and should support increased biodiversity and improve visual amenity within the parish. This does not alter the requirement for all applications for development to be assessed on their individual merits and circumstances.



Proposals - General Statements

G9 - Update and provide new street signage and navigational signage directing towards places of interest

Where road signs and navigational signs no longer have relevance they should be removed. Signage in the parish should generally be reviewed to avoid cluttering the street scene and should be augmented and updated to ensure that known hazards are identified and places of interest can be found by all road-users.

G10 - Provide more bins for General Waste, Dog waste and Green waste

Where possible, communal bins for litter and dog waste should be provided in locations convenient for pedestrians using the network of paths and lanes and the Local Centre facilities.

A green waste facility should be provided at a convenient location in the parish.



Proposals - General Statements

G11 - Green Space in Developments

Proposals for development that do not include and deliver green space to enhance biodiversity and provide amenity should not be supported within the parish. This does not alter the requirement for all applications for development to be assessed on their individual merits and circumstances.

G12 - Renewable Energy in Developments

Proposals for development that do not include and deliver renewable energy systems should not be supported within the parish. This does not alter the requirement for all applications for development to be assessed on their individual merits and circumstances.



Proposals - General Statements

G13 - Bus Lay-bys

Where possible, on arterial roads, bus lay-bys should be formed at bus stops adjacent to the road to maintain traffic flow during peak times.

** Note - Traffic & Highways Services are bound by the States of Guernsey Integrated Transport Strategy, and prioritise the free movement of Public Transport over that of Private motor vehicles. Where improved facilities for bus users are proposed, better and more locations for bus shelters - to improve the safety of bus users and pedestrians - are being prioritised over bus lay-bys.



General Information

Further Reading: The States of Guernsey Strategic Land Use Plan (SLUP) - <https://www.gov.gg/CHttpHandler.ashx?id=112525&p=0>

The States of Guernsey Island Development Plan (IDP) - <https://www.gov.gg/CHttpHandler.ashx?id=104804&p=0>

The States of Guernsey Island Development Plan Proposals Map - <https://idp.digimap.gg/>

The States of Guernsey Supplementary Planning Guidance, Community Plans - <https://www.gov.gg/CHttpHandler.ashx?id=105302&p=0>

The States of Guernsey Designating Conservation Areas - <https://www.gov.gg/CHttpHandler.ashx?id=95409&p=0>

The States of Guernsey, Identifying Local Centres - <https://gov.gg/chtphandler.ashx?id=97042&p=0>

The States of Guernsey Facts & Figures Booklet - <https://www.gov.gg/CHttpHandler.ashx?id=171681&p=0>

The States of Guernsey Annual ECensus Report 2023 - <https://www.gov.gg/CHttpHandler.ashx?id=174892&p=0>

ArcGIS Historic Ordnance Survey Maps of Guernsey - <https://www.arcgis.com/apps/webappviewer/index.html?id=e6366a7fc65b430eb598de7470d16107>

The States of Guernsey On-Island Integrated Transport Strategy - <https://www.gov.gg/ITS>

This community plan has been prepared with the professional support of Oliver Brock of Corbeau



Appendices

