

Assistant Minister for Environment

Schedule of reasons for refusal: 1 Traders House, L'Avenue le Bas, St Saviour
Planning permission: P/2023/0305

The Assistant Minister for the Environment hereby refuses planning permission for the following reasons:

1. The proposed access to Longueville Road would be in close proximity to the junctions with New York Lane and to a private drive which serves residential properties to the north, each of which is compromised in terms of visibility, existing roadside obstructions, and geometry, and in a locality where there is a history of road accidents. The introduction of the new access in this site context, which appears to be a fundamental component of the development proposal, has not been satisfactorily demonstrated to be safe, such as through the undertaking of a Stage 1 Road Safety Audit. As a consequence, the development conflicts with Bridging Island Plan (adopted March 2022) policy TT1, which requires access proposals to be safe and suitable to all users.

2. The application proposal is muddled and confused in terms of its land use content, including the definition of the primary use of the proposed building and site, and the large retail area that appears within the proposed building. It is therefore unclear whether the proposal's land use content accords with key Bridging Island Plan (adopted March 2022) policies, notably policy EI1 in terms of acceptable uses within a Protected Industrial Zone, and, in turn, whether it supports strategic policy SP6 objectives of promoting a sustainable Island economy. Furthermore, the confusion over the large scale 'retail shop' shown on the drawings, and the lack of evidence to demonstrate that this retail use is justified and acceptable in this location, means that the proposal has not been demonstrated to comply with Bridging Island Plan policy ER2, with regard to the acceptable location of large-scale retail uses.

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