

# Together we can realise the potential of Leale's Yard

"A wealth of new benefits, from positive social and economic impacts to environmental and sustainability gains and affordable housing."

**Mark Cox** CEO  
The Channel Islands Coop



Belonging is everything

The Channel Islands  
**co-operative**  
Society Limited

# Together we can build a more sustainable future

**When you're a part of something different, something unique, something meaningful, it gives you a real sense of purpose, pride and belonging.**

This value of belonging is at the core of everything The Channel Islands Coop does and has been since they opened their first store in 1919. The plans for the redevelopment of Leale's Yard are the embodiment of this value.

Following the Development & Planning Authority's (D&PA's) approval of the Area Development Framework in 2020, the site's redevelopment is now moving forward with The Coop submitting a new outline planning application for the redevelopment project on Thursday 7th April 2022.

The vision for the project is 'to make a real difference to the communities we serve' and benefit the priority themes below;

## A note from Mark Cox, CEO

"The Leale's Yard redevelopment is an exciting and ambitious proposal for the St Sampson area, together with wider Guernsey. The plan will bring a wealth of new benefits, from social and economic impacts to environmental sustainability and affordable housing.

With our vision for the project in mind, the new proposal is our most comprehensive and robust to date and provides a real opportunity for not just Leale's Yard, but the Bridge, St Sampson and Vale areas as well.

We look forward to achieving a positive outcome from this application, and are confident that, when approved and developed, it will be fantastic for The Bridge area and beyond."



**Mark Cox,**  
Chief Executive Officer  
The Channel Islands Coop



### Social value impact

The Coop and our delivery partners will be able to invest more in local charities and the community.



### Added value to Guernsey economy

Direct investment delivering short-term economic activity. Long-term tax and revenue generated on property and commercial trade.



### Environmental sustainability

Development of the Leale's Yard site will enable investment in infrastructure, supporting wider regeneration plans for St Sampson and The Bridge area.



### Creating affordable homes

Over 320 units of new accommodation across development of the entire site.



### Alignment with government strategic objectives

Plans align with Guernsey Work Plan, the proposed Harbour Action Area and development of eastern seaboard.



### Construction and delivery

The Coop's agreement with our delivery partners will enable promises to be made as part of the planning process to deliver the construction activities within a five year period, thereby ensuring delivery will happen.

# The location. The proposal.

The Brownfield site, which covers an area of over 330,000 ft<sup>2</sup> (that is equal to almost 4½ football pitches), has been left unoccupied for over 20 years. It is now subject to a third planning application for a comprehensive proposal that will provide several benefits to the wider area. The Coop envisage that the redevelopment will be completed within three to five years from approval and will deliver the following benefits:

Current view of Leale's Yard



Impression of completed redevelopment



## Community / Health & Lifestyle

- **Community-led development** with arrangement to minimise traffic in general in the centre.
- Over **1 acre** of new, publicly accessible green space created.
- **19,000 ft<sup>2</sup>** of green space.
- **9,000 ft<sup>2</sup>** of civic space.
- **1.85 miles** of active lifestyle / non-vehicle paths.
- **5,500 ft<sup>2</sup>** of new community space.
- **Shared mobility schemes** for electric cars, bikes and scooters.



## Commercial

- **20,000 ft<sup>2</sup>** next generation food retail store.
- **77,000 ft<sup>2</sup>** of new commercial (light industrial) space adjacent to existing Lowlands estate.



## Parking

- Over **300 spaces** for shoppers, residents and local businesses.
- **More parking spaces** than is presently available to the public in St Peter Port.
- **10 times** more parking than presently available along The Bridge.



## Housing

- **Over 320 new units** new homes, in 1-, 2-, and 3-bedroom configurations, providing homes for individuals, couples, and families.
- Equivalent to 1% of Guernsey's existing housing stock of new homes, **ready in three years** from start on site.
- More **new homes** on this one development than have been completed in Guernsey in the last two years.
- **Energy-efficient** and high-performing, thereby reducing hundreds of thousands of tonnes of carbon emissions saved over a lifetime.



## Local Economy

- **£50m+ of private investment**, the majority on local suppliers delivering construction and consultancy services.
- **£150m+ of spending** on local maintenance services during 20 years of occupation.
- **50+ jobs created** during construction.
- **125+ jobs secured.**
- **£30m+ of direct / indirect tax** generated.



# FAQs

## What is different with this planning application?

This application follows the successful approval of the Area Development Framework by the D&PA, who also support the proposed development. The Coop also has pre-agreed terms with developer, Rihoy and Son, which brings about a firm intent a firm intent of the parties to develop and deliver the project.

## What will the redevelopment mean for the existing housing crisis in Guernsey?

One of the main aims of the proposed development is to provide the area with over 320 new homes in 1-, 2-, and 3-bedroom configurations, including affordable housing.

## What are the environmental implications?

Environmental sustainability is one the key themes for the project with plans for a 19,000 ft<sup>2</sup> green space and 9,000 ft<sup>2</sup> civic space. Further domestic gardens will be spread throughout the development, in addition to low-carbon, low energy buildings.

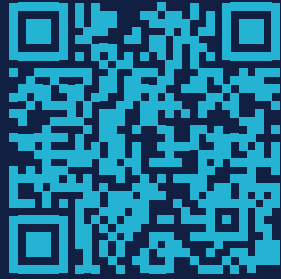
## How much will this cost?

It is estimated that the capital investment will be in excess of £50m.

## How long will it take?

The Coop and Rihoy and Son envisage the redevelopment will be completed within 3-5 years from planning approval.





To find out more information on the redevelopment of Leale's Yard and to share your views on the project, please visit: [www.channelislands.coop/lealesyardcommunity](http://www.channelislands.coop/lealesyardcommunity) or scan the QR code.



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