

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

DEVELOPMENT & PLANNING AUTHORITY

EXTENSION OF PERIOD OF VALIDITY OF THE ISLAND DEVELOPMENT PLAN 2016

The States are asked to decide:

Whether, after consideration of the policy letter entitled 'Extension of Period of Validity of the Island Development Plan 2016' dated 28th April 2026, they are of the opinion:-

1. To agree to extend the effective period of the Island Development Plan until 31st of December 2030 or such earlier date when the States formally adopt a revised Development Plan replacing or amending the Plan in question following a full review.

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

DEVELOPMENT & PLANNING AUTHORITY

EXTENSION OF PERIOD OF VALIDITY OF THE ISLAND DEVELOPMENT PLAN 2016

The Presiding Officer
States of Guernsey
Royal Court House
St Peter Port

28th April 2026

Dear Sir

1 Executive Summary

- 1.1 The current Island Development Plan (the "**IDP**") was approved by the States on 2nd November 2016. The Development & Planning Authority (the "**DPA**") prepared the IDP under section 8 of the Land Planning and Development (Guernsey) Law, 2005¹. The IDP is the overarching Development Plan for the Island and sets out Guernsey's planning policies.
- 1.2 The Land Planning and Development (Plans) Ordinance, 2007² (the "**Plans Ordinance**") states that a Development Plan:
- has effect for 10 years from the date it is adopted by the States, unless that time period is extended further by resolution of the States; and
 - must be reviewed at least once every 10 years.
- 1.3 The 10-year lifespan of the IDP expires on 2nd November 2026. A full review of the IDP is therefore required by this date, unless it is extended by resolution of the States. There is not enough time for the DPA to undertake a full review of the IDP by this time and therefore an extension of time is required.
- 1.4 This policy letter sets out the reasons for the required extension, as well as the likely implications of the extension.

¹ [Land Planning and Development \(Guernsey\) Law, 2005](#)

² [Land Planning and Development \(Plans\) Ordinance, 2007](#)

- 1.5 In accordance with its requirements, the DPA is currently undertaking a Focused Review of the IDP. There has been a delay to the commencement of this Focused Review as a result of the COVID pandemic and there has also been time added to the originally expected timeline for the Planning Inquiry process to ensure that the process could move forward with the best proposals and all the necessary information avoiding later delays.
- 1.6 Resources are currently focused on completing the Focused Review and bringing forward the necessary updates to the IDP on housing and employment land supply and making some other necessary changes and updates to planning policy. In view of the timing of the Focused Review, an extension of the IDP will be required beyond 2026 to allow for a full review to be completed and maintain a policy-based land planning regime against which planning applications and proposals can be judged.
- 1.7 Without an extension to the IDP as proposed, there would be no planning policy framework for the determination of applications for planning permission for development. This would lead to significant delays, uncertainty and be likely to increase the number of appeals.
- 1.8 While the IDP sets out detailed planning policies, Guernsey also has a Strategic Land Use Plan ("**SLUP**") that sets out the high-level planning policy for the Island.
- 1.9 The Committee *for the Environment & Infrastructure* (the "Committee"), which has mandated responsibility for the SLUP has indicated that the Committee has identified the potential for a SLUP review as one of its priorities of this political term. The Committee's focus is on preparing for a structured consideration of the SLUP review at the appropriate time. This means the Committee intends to consider in 2027 whether a review is required and, if so, what the appropriate scope should be.
- 1.10 Although the review of the SLUP falls under the Committee's mandate, it is interconnected with the IDP and key to undertaking a full review of the IDP, as any review of the SLUP would provide updated direction and guidance from the States to the DPA. Therefore, notwithstanding the insufficient time available for a full and proper review of the IDP, the review of the SLUP should be considered first with the full review of the IDP commencing after to ensure the latest guidance and direction is reflected in the detailed planning policy framework.
- 1.11 In the meantime, the DPA can make targeted amendments to the IDP before the full review is complete. Under authority of a 2025 resolution of the States³, the DPA is actively working on streamlining the plan-making process. The revised process will offer more proportionate pathways for reviewing and amending existing IDP policies whilst remaining a robust, fair and transparent process,

³ [Resolutions of the States, Development Plans - amendment process, Billet d'État No. VIII, 2025](#)

maintaining human rights and impartiality considerations. As such, the review will streamline the plan making process and will enable strategic changes or minor changes to be made quickly in the interim of a full review, if required. The legislation to permit new streamlined processes is expected to be in place and available to use later this year making both the plan amendment process and ultimately the full plan review process more efficient whilst allowing the DPA to be much more responsive to changing circumstances moving forward.

- 1.12 The current IDP (2016) is scheduled to be formally amended to reflect the outcomes of the focused review. In addition, the Local Planning Brief for St Peter Port and St Sampson Harbour Action Areas was adopted by the States on 10th April 2025 and this provides an up-to-date planning policy framework for consideration of development in and around the Harbours.
- 1.13 The DPA's monitoring of the existing IDP has shown that, to date, the policies are generally performing as intended and continue to deliver the priorities, aims and objectives of the States as expressed in the SLUP and the updated Government Work Plan. In addition, Supplementary Planning Guidance provides policy interpretation and further guidance for development on specific sites or particular issues and adds further detail based on the policies and proposals of the IDP. This all provides a robust policy framework and mechanisms which can respond to and clarify any policy issues in the interim.
- 1.14 The purpose of this policy letter is therefore, in accordance with the provisions of section 13 of the Land Planning and Development (Plans) Ordinance, 2007 to request the extension of the period of validity of the IDP up to the 31st of December 2030 to allow for the completion of the Focused Review of the IDP; the time for the review and consideration of the SLUP by the Committee commencing in 2027, and the required time to subsequently undertake a full review of the IDP, and to ensure that there is no gap in land use policy in the interim so that planning applications and development proposals can be consistently considered in a robust, transparent and legally defensible way .

2 Legal Background

- 2.1 Paragraph 8(1)(a) of the Land Planning and Development (Guernsey) Law requires the DPA to ensure that the whole of Guernsey is covered by one or more Development Plans. The IDP is such a Development Plan and applies to the whole Island.
- 2.2 Section 13 of the Plans Ordinance states that a Development Plan remains in effect for ten years from the date it is adopted by the States, unless that period is extended by a resolution of the States. Section 14 of the Plans Ordinance further requires that a Plan must be reviewed at least once every 10 years, but an alteration or replacement is only required if it appears necessary following the review.

- 2.3 The current IDP was approved by the States on 2nd November 2016. The IDP was prepared by the DPA under section 8 of the Land Planning and Development (Guernsey) Law, 2005, and sets out the land planning policies for the whole of Guernsey in a single document. The 10-year lifespan of the IDP expires on 2nd November 2026. A full review of the IDP is therefore required by this date, unless the plan is extended by resolution of the States. There is not enough time for the DPA to undertake a full review of the IDP by this time. As such, an extension of time is required.
- 2.4 The current SLUP was approved by the States in November 2011 (Billet d'État No. XIX of 2011). The SLUP provides general guidance and specific directions to the DPA when preparing the more detailed planning policies contained in the Island's Development Plans. The planning horizon of the SLUP is 20 years (2031).
- 2.5 The Land Planning and Development (Guernsey) Law, 2005 states that it is the duty of the Committee from time to time to consider the implications for land planning and use of the strategic, economic, social and environmental objectives for the time being set out in the SLUP and consider whether any alteration to the SLUP is necessary. The DPA monitors the IDP throughout its lifespan, which ensures the Plan is being effective in achieving its objectives, is delivering the States' priorities and remains relevant. The monitoring is also required to identify where any changes to the high-level policies of the SLUP are required, and no such requirement has been identified through the IDP monitoring to date.

3 Reasons for Extending the Island Development Plan

- 3.1 Through the policies of the SLUP and the IDP, the DPA is required to conduct an interim review of the IDP policies relating only to housing land supply and employment land supply after five years of the IDP being adopted, specifically so that these can be updated, and provision made for the next five years of the IDP.
- 3.2 In 2020, the DPA was about to embark on its five-year review of the housing land supply and employment land supply, as well as a number of other policies that had been identified at that time. However, the States paused this review because of the COVID pandemic. Instead, the focused review of the IDP commenced formally on 25th January 2023, three years later than originally planned. The major steps completed to date are as follows:
- In June 2024 the DPA published "The Draft Plan Amendments to the IDP Report (June 2024)", along with various supporting documents and background information. This marked the commencement of the formal planning inquiry stage of the process. Islanders had the chance to comment on the proposed changes during a 5-week consultation period (Initial Representations), commencing on 24th of June 2024.

- The consultation for Initial Representations for the Draft Plan Amendments (June 2024) closed on 29th July 2024. The Initial Representations received were substantial and polarized. As a result, the DPA, with the agreement of the independent planning inspector running the planning inquiry, decided that the focused review should be paused to allow further research and provide a comprehensive and measured response.
- The DPA completed its consultation and research by December 2024 and prepared and published the Revised Draft Plan Amendments on 4th February 2025. The Committee has certified the revised draft amendments as consistent with the SLUP in accordance with Section 5 of the Plans Ordinance.
- The significant changes detailed within the Revised Draft Plan Amendments were subject to another round of Initial Representations referred to as “Extended Representations”. The consultation period commenced on 4th February and closed on 31st March 2025.
- In May 2025, the DPA published the responses to the Extended Representations and proposed to make limited changes to the Revised Draft Plan Amendments published in February 2025 after considering the Extended Representations.
- The planning inspector subsequently invited Further Representations on the Revised Plan Amendments. Members of the public could also comment on the comments provided by other members of the public or by the DPA in the Initial Representations and Extended Representations. The consultation period took place from 2nd September to 13th October 2025. The DPA provided its response in December 2025.

3.3 An oral public hearing took place in January 2026. At the time of writing this Policy Letter, the planning inspector has issued his report to the DPA including recommendations having considered all representations. This marks the close of the Planning Inquiry. Following the close of the Planning Inquiry stage of the process the following steps will need to be:

- The DPA considers the inspector’s recommendations and decides to accept, alter or reject them.
- The Committee has an opportunity to provide comments on the proposals and must inform the DPA in writing if it does not intend to give any such comments.
- The DPA prepares a policy letter and submits it to the States for consideration.

- The States will debate the updated IDP (the DPA is aiming for a September 2026 States Debate). If the States seek material amendments to the plan arising from the debate, the planning inquiry needs to be reopened.
 - The amended IDP is approved and comes into effect.
 - Implementation and monitoring of the approved amended Island Development Plan.
- 3.4 The 10-year lifespan of the IDP expires on 2nd November 2026 (shortly after it is expected the Focused Review of the IDP will be completed), unless it is extended by the States. In view of the timing of the Focused Review mentioned above, an extension of the IDP will be required beyond 2026 so that the results of the Focused Review can be implemented and take effect and allow time to complete a full review, ensuring that a land planning framework can be maintained against which planning applications and development proposals can be consistently considered in a robust, transparent and legally defensible way.
- 3.5 Without an extension to the IDP as proposed, there would be no planning policy framework for the determination of applications for planning permission for development. This would lead to significant delays, uncertainty and be likely to increase the number of appeals.
- 3.6 The SLUP (which is under the mandate of the Committee and not the DPA) is Guernsey's high-level planning policy document. Section 5 of the Land Planning and Development (Guernsey) Law, 2005 states it is the duty of the Committee to consider the implications for land planning and use of the strategic, economic, social and environmental objectives of the States in preparing the Strategic Land Use Plan (the "SLUP"). The SLUP provides general guidance and specific directions to the DPA in the exercising of its functions under the Land Planning and Development (Guernsey) Law, 2005.
- 3.7 In accordance with the Land Planning and Development (Guernsey) Law, 2005 the Strategic Land Use Plan will guide the preparation of any new or amended Development Plan or Plans.
- 3.8 In considering an appropriate period for an extension of the IDP, the status of the SLUP must be considered as it guides and directs the policies of the IDP. The Committee which has mandated responsibility for the SLUP has stated that the Committee has identified the potential for a SLUP review as one of its priorities of this political term.
- 3.9 The Committee's focus is on preparing for a structured consideration and review of the SLUP at the appropriate time. This means the Committee intends to consider in 2027 whether a review is required and, if so, what the appropriate

scope should be. That assessment must be undertaken in an orderly and evidence-based way.

- 3.10 Although the review of the SLUP falls under the Committee’s mandate, it is interconnected with the IDP and key to undertaking a full review of the IDP, as any review of the SLUP would provide updated direction and guidance from the States to the Authority. As such, the review of the SLUP must be considered first with the full review of the IDP commencing after to ensure the latest guidance and direction is reflected in the detailed planning policy framework. Therefore, the DPA proposes that the existing IDP be extended sufficiently long for the SLUP review to be completed and any implications from that review being reflected in the IDP. As such, the DPA proposes an extension until the end of 2030.
- 3.11 The proposed extension to the life of the current IDP would mean that a full review of the IDP would be completed by 2030. This will align with the projected housing and employment land supply and will allow time for the statutory processes to be undertaken.

4 Implications of the Proposed Extension

- 4.1 The 10-year period of validity for a Development Plan such as the IDP was a policy decision of the States set out in an Ordinance. It is not a requirement of the 2005 Law itself. The Ordinance specifically envisioned that the States could extend a plan by resolution.
- 4.2 There has been regular monitoring throughout the IDP’s lifespan. Monitoring of the IDP ensures the Plan is being effective in achieving its objectives, is delivering the States’ priorities and remains relevant. If not, necessary adjustments to policy can be made through a statutory process or there may be a need for guidance or other action by the DPA. This process enables the IDP to maintain sufficient flexibility to adapt to changing circumstances.
- 4.3 The DPA monitors the IDP and produces two different monitoring reports:
- Quarterly Monitoring Reports (QMRs) provide basic information on the delivery of housing and employment uses.
 - Annual Monitoring Reports (AMRs) are more comprehensive and cover a wider range of topics that analyse trends, include feedback from stakeholders and can recommend actions that may need to be taken.
- 4.4 The DPA is currently undertaking the Focused Review of the IDP, as described above. The focused review has also enabled a targeted examination of other specific policies to meet Government priorities and has enabled the issues identified during monitoring to be addressed. The current IDP will therefore be formally amended for the first time since its adoption by the completion of the

Focused IDP Review to respond to changing circumstances and ensure there is an effective employment and housing land supply ahead of the full review of the IDP.

- 4.5 In addition, a Local Planning Brief for St Peter Port and St Sampson Harbour Action Areas was adopted by the States on 10th April 2025 and provides an up-to-date planning policy framework for consideration of development in and around the Harbours. The DPA are aware there are major decisions to be made in relation to this area. Having the Local Planning Brief in place means that decisions about development in and around the Harbours can come forward for consideration and extending the life of the IDP will not affect this in any way.
- 4.6 There are also a range of Supplementary Planning Guidance (“SPG”) documents that cover a range of subjects which are provided for under the IDP that provide policy interpretation and further guidance for development on specific sites or particular issues and add further detail based on the policies and proposals of the IDP. To date, there are seven SPGs and the DPA can prepare additional SPGs based on other topics as required and from time-to-time SPGs will be reviewed, amended and updated as appropriate. This provides an appropriate mechanism to enable the DPA to provide further details or guidance on the IDP policies during its lifespan, as and when required.
- 4.7 Following a resolution of the States in 2025⁴, the DPA is also bringing forward the necessary legislation to enable a streamlined process for Plan amendment. If approved, this will make it easier to make targeted amendments to the IDP while it remains in effect, without the need for a wholesale review of the entire plan. The DPA expects the policy letter regarding this initiative, as well as copies of the proposed legislation, to be submitted to the States for consideration in mid-2026.
- 4.8 The revised process will offer more proportionate pathways for reviewing and amending existing IDP policies whilst remaining a robust, fair and transparent process, maintaining human rights and impartiality considerations. As such, the plan making and amendment processes will be streamlined and will enable changes to be made quickly in the interim of a full review, if required.
- 4.9 In light of the above, the DPA will remain responsive to the Island's planning needs during the extension period and can bring forward change if required. The DPA consider there are no significant implications to extending the life of the IDP as requested but there are significant material implications if the life of the plan is not extended (as explained above.)

⁴ [Resolutions of the States, Development Plans - amendment process, Billet d'État No. VIII, 2025](#)

5 Conclusions

- 5.1 The DPA requests the extension of the period of validity of the IDP up to **31st of December 2030** to allow:
- 5.2 The completion of the Focused Review of the IDP; the time for the review and consideration of the SLUP by the Committee commencing in 2027, and the required time to subsequently undertake a full review of the IDP, and to ensure that there is no gap in land use policy in the interim so that planning applications and development proposals can be consistently considered in a robust, transparent and legally defensible way.
- 5.3 In the interim, the current IDP complies with the SLUP which provides the spatial strategy and direction for the IDP. The IDP has been subject to regular monitoring throughout its lifespan to consider whether it is being effective in achieving its objectives and States' priorities and remains relevant. The current IDP (2016) will be formally amended on completion of the Focused IDP Review to respond to changing circumstances and will also comply with the SLUP. This will ensure there is an effective employment and housing land supply until 2030. This has also provided an opportunity to review targeted policies to meet Government priorities.
- 5.4 Where there has been the need for further guidance throughout the lifespan of the IDP, SPGs have been prepared to provide further guidance for development on specific sites or particular issues and add further detail based on the policies and proposals of the IDP. Additionally, the Local Planning Brief for the areas around the Harbours has provided land use policies specific to those areas to guide their future development.
- 5.5 The DPA is also proposing processes which will streamline the plan making and amendment process and will enable strategic changes or minor changes to the IDP to be made quickly in the interim of full review, if required, even if the Plan is extended as proposed. This workstream has therefore identified new streamlined and proportionate ways to amend and review the IDP and the DPA will shortly submit the necessary legislation to bring them into effect for the Assembly's consideration.
- 5.6 Considering the above, it is therefore concluded that, the IDP will continue to provide opportunities for development across a broad range of activities and on a broad range of sites throughout the Island and that it remains adequate to deal with development proposals for an interim period, pending the review of the SLUP and the full review of the IDP. During the extension period, the DPA is keeping the plan relevant through the measures described in section 4 above and ensuring that the IDP remains responsive to Guernsey's planning needs.

6 Compliance with Rule 4

6.1 Rule 4 of the Rules of Procedure of the States of Deliberation and their Committees sets out the information which must be included in, or appended to, motions laid before the States.

6.2 In accordance with Rule 4(1):

- a) The proposition contributes to the States' core objectives in the Strategic Land Use Plan (2011) of improving the quality of life of Islanders and to support a successful economy while protecting the Island's environment, unique cultural identity and rich heritage through spatial planning policies.
- b) In preparing the proposition there has been no consultation with stakeholders.
- c) The proposition has been submitted to His Majesty's Procureur for advice on any legal or constitutional implications.
- d) There are no financial implications to the States of carrying the proposal into effect.

6.3 In accordance with Rule 4(2):

- a) The propositions relate to the Committee's duties and powers under sections 5, 8 and 12 of the Land Planning & Development (Guernsey) Law, 2005 and sections 5, 13 and 14 of The Land Planning and Development (Plans) Ordinance, 2007.
- b) The proposition has the unanimous support of the Committee.

Yours faithfully

N Inder
President

L Van Katwyk
Vice President

M Laine
S Hansmann Rouxel
S Williams

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

DEVELOPMENT & PLANNING AUTHORITY

EXTENSION OF PERIOD OF VALIDITY OF THE ISLAND DEVELOPMENT PLAN 2016

The President
Policy & Resources Committee
Sir Charles Frossard House
La Charroterie
St Peter Port

28th April 2026

Dear Sir or Madam,

Preferred date for consideration by the States of Deliberation

In accordance with Rule 4(3) of the Rules of Procedure of the States of Deliberation and their Committees, the Development & Planning Authority requests that the policy letter entitled 'Extension of Period of Validity of the Island Development Plan 2016' dated 28th April 2026 be considered at the States' meeting to be held on 24th June 2026.

Yours faithfully,

N Inder
President

L Van Katwyk
Vice President

M Laine
S Hansmann Rouxel
S Williams