

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

DEVELOPMENT & PLANNING AUTHORITY

REVIEW OF THE ISLAND DEVELOPMENT PLAN - DEVELOPMENT & PLANNING
AUTHORITY RECOMMENDATIONS

The States are asked to decide:

Whether, after consideration of the Policy Letter entitled 'Review of the Island Development Plan – Development & Planning Authority Recommendations' dated 23 September 2026 and all documents attached to that Policy Letter, they are of the opinion:-

1. To agree to the designation of a new Local Centre at Vazon and consequently the Vazon Coastal Restricted Development Area, and the designation of Whispers Vinery, Rue Des Goddards, Castel as a Priority Affordable Housing Allocation with amendments to the Island Development Plan Written Statement and Proposals Map as listed in Appendix 2.
2. To agree to the designation of Les Caches Farm, Rue Des Caches, St Pierre Du Bois as a Priority Affordable Housing Allocation with amendments to the Island Development Plan Written Statement and Proposals Map as listed in Appendix 2.
3. To agree to the designation of Regency Vinery, Steam Mill Lane, St Martin as a Priority Affordable Housing Allocation with amendments to the Island Development Plan Written Statement and Proposals Map as listed in Appendix 2.
4. To agree to the designation of Former Fletcher's Freesias, Route Carré, St Sampson as a Priority Affordable Housing Allocation with amendments to the Island Development Plan Written Statement and Proposals Map as listed in Appendix 2.
5. To agree to the designation of School Lane Vinery, La Grande Rue, St Martin as a Priority Affordable Housing Allocation with amendments to the Island Development Plan Written Statement and Proposals Map as listed in Appendix 2.
6. To agree to the designation of Selbourne Vinery, Route Des Coutanchez, St Peter Port as a Priority Affordable Housing Allocation with amendments to the Island Development Plan Written Statement and Proposals Map as listed in Appendix 2.

2.

7. To agree to the designation of Two Acres, La Planque Lane, Forest as a Priority Affordable Housing Allocation with amendments to the Island Development Plan Written Statement and Proposals Map as listed in Appendix 2.
8. To agree to the designation of Springhurst House, Le Bourg, Forest as a Priority Affordable Housing Allocation with amendments to the Island Development Plan Written Statement and Proposals Map as listed in Appendix 2.
9. To agree to the designation of Land at Sandy Hook, St Sampson as a Priority Affordable Housing Allocation with amendments to the Island Development Plan Written Statement and Proposals Map as listed in Appendix 2.
10. To agree to the Proposed Plan Amendments that are recommended by the Development & Planning Authority to the Written Statement & Proposals Map of the Island Development Plan (2016), as set out in appendices 2, 3 and 4 to the Policy Letter, subject to specific agreement of those Proposed Plan Amendments referred to in Propositions 1-9.

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AUTHORITY RECOMMENDATIONS

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

8th September, 2026

Dear Sir

1 Executive Summary

- 1.1 The Island Development Plan (IDP) is a Development Plan, as required by the Land Planning and Development (Guernsey), Law, 2005, that sets out the land planning policies for the whole of Guernsey in a single document. The IDP has a vital role to play in the Island's future by providing for the development it needs to maintain and build economic prosperity and provide for social and environmental needs whilst ensuring that the Island remains a unique and attractive place in which to live, work and visit. As such the IDP and any changes to it will have an impact, in one way or another, on all of the Island's residents.
- 1.2 The Development & Planning Authority (DPA) presents for consideration its Proposed Plan Amendments to the Island Development Plan (2016), the report and recommendations of the Inspector and the DPA's conclusions and reasons thereon, the changes recommended to the Draft Plan Amendments originally published and reasons thereon and all other documentation required to be laid before the States by the Land Planning and Development (Plans) Ordinance, 2007 (the Plans Ordinance).
- 1.3 The Focused Review (the Review) of the IDP formally commenced on 25th January 2023, with a carefully defined and targeted scope. As required, it has focused on housing land supply and employment land supply, to ensure these are updated and that provision is made for the remaining period of the IDP. Alongside this, existing housing and employment policies have been reviewed and changes proposed where appropriate. The process has also provided an opportunity to update the IDP in response to issues identified through monitoring, updated

evidence and research. This includes changing the approach to Development Frameworks, updating Area of Biodiversity Importance (ABI) designations, and making minor amendments, clarifications and updates.

1.4 The proposed Plan Amendments to the Island Development Plan (2016) Written Statement and Proposals Map arising from the Review are summarised below.

1.5 **Housing Land Supply and Policies including Affordable Housing Policies** – Evidence has shown that there is sufficient land available for private market housing and therefore no need to allocate additional sites (above those already allocated in the IDP) for private market housing. Evidence confirms that existing policies and site allocations will not deliver a sufficient land supply for Affordable Housing within the required timeframe (up to 2030). The DPA proposes a series of policy amendments, new land designations and safeguards designed to help accelerate the delivery of much needed new Affordable Housing in Guernsey and to facilitate States priorities and projects without undermining the overall spatial strategy of the IDP. The key changes proposed by the DPA in relation to Affordable Housing land supply are:

- a) Nine new Priority Affordable Housing land allocations are proposed following a comprehensive site assessment process which considered availability, deliverability, constraints and location. These allocations are intended to be the primary mechanism for addressing the Affordable Housing shortfall. While expected to come forward as Affordable Housing schemes, there is provision to allow for some private market housing on these sites if required for the viability of the development. Any private market housing on the sites would need to be justified through viability evidence submitted to the Committee *for* Housing and supported by that Committee for proposals to proceed. In all cases, a majority of the dwellings on the Priority Affordable Housing Allocation sites must be for Affordable Housing.
- b) To provide resilience, Policy GP11 is retained as a contingency measure, with the Affordable Housing requirement held at 0% until a full review of the IDP is undertaken, ensuring it operates only as a fallback policy mechanism should allocated Priority Affordable Housing sites fail to come forward for development.
- c) To strengthen confidence in the delivery of Affordable Housing, the Review introduces a monitoring and review mechanism for the end of 2027. This will enable the DPA to assess progress on Priority Affordable Housing Allocations and enable it to take timely corrective action, including initiating a potential deallocation of existing sites and their replacement by other sites (subject to States approval).
- d) As part of the work to address the shortfall, the DPA has decided that proposed new Affordable Housing land should be more evenly distributed across the Island, without undermining the overall spatial strategy, both to provide an appropriate balance of development and to provide opportunities

for existing communities to have Affordable Housing within their local area. This recognises that a significant proportion of the existing housing land supply is already located in and around the Bridge Main Centre.

- 1.6 **Vazon Local Centre** - Given a significant shortfall in Affordable Housing provision, a new Local Centre is proposed at Vazon which provides potential for a suitable development opportunity for Affordable Housing but would also enable community growth and the reinforcement of the sustainability of the area. The location was a key consideration for the DPA in relation to the wider balance of development across the Island. A Vazon Coastal Restricted Development Area has also been identified within the Vazon Local Centre Boundary to reflect the area susceptible to coastal hazards. Within this area only certain uses will be acceptable based on flood vulnerability classifications, until an up to-date flood risk assessment has been undertaken. Areas of undeveloped land within the Vazon Local Centre boundary have also been assessed. This has resulted in a recommendation to designate the area of coastal grassland as Important Open Land alongside the existing Site of Special Significance designation for further protection of this valuable habitat.
- 1.7 **Employment Land Supply and Policies** - the DPA proposes a number of amendments to the IDP to ensure that there is a five-year land supply for offices, industry and storage & distribution uses. This includes redesignating all of the undeveloped land within the existing Saltpans Key Industrial Area (KIA) as a Mixed-Use Development Area (MUDA) to help meet the required land supply for housing, as well as redesignation of the Belgrave Vinery Housing Allocation from housing to a Key Industrial Area and a Key Industrial Expansion Area (KIEA). This will provide sufficient land supply for industry and storage & distribution uses for the next five years and the longer term. These changes will direct employment, and housing uses towards the most suitable locations and support the new area being master planned by the States from the Bridge through to Route Militaire. The DPA also proposes to protect Lowlands Industrial Estate for employment related uses by designating it as a Business Park. Amendments are also proposed so that flats within large floorplate office buildings in Main Centres in certain circumstances can change their use to offices.
- 1.8 **L'Aumone Local Centre Redevelopment Area** - the DPA proposes an extension to the L'Aumone Local Centre to include a new designation as a Redevelopment Area that comprises Castel Hospital, Perruque House and King Edward VII Hospital sites. Including these sites within the L'Aumone Local Centre allows for more flexibility to respond to housing demands and contribute to Affordable Housing, and to effectively and efficiently redevelop the sites, making sure opportunities are taken to improve the Local Centre.
- 1.9 **Development Frameworks** - the DPA proposes to simplify the process for determining if a site or area requires a Development Framework, focusing only

on those where a Development Framework will be of most benefit to bring forward development in a co-ordinated way that maximises opportunities. A list of sites now requiring a Development Framework is set out in Annex III of the IDP written statement (see Appendix 3) and the requirement for all other sites will be assessed on a case-by-case basis.

- 1.10 **Areas of Biodiversity Importance (ABIs)** – following a commitment made in 2016 to update the evidence for ABIs, based on extensive new research the DPA proposes to remove some ABIs, amend the boundaries of others and designate a significant number of new ABIs, thereby providing an increased level of protection for areas that contribute significantly to the biodiversity of the Island.
- 1.11 **Minor amendments and clarifications** - the DPA proposes a number of minor amendments and clarifications which have been identified relating to both the text of the IDP and the Proposals Map.
- 1.12 The Proposed Plan Amendments are based on a comprehensive evidence base, supported by extensive public consultation and stakeholder engagement (see IDP Focused Review Consultation Report Part 1 and Part 2 – available here www.gov.gg/IDP-review) which has influenced policy development, and which has helped to provide land use policies which are relevant and robust and which effectively balance the economic, social and environmental requirements of the Island. The Proposed Plan Amendments also have been certified as being consistent with the Strategic Land Use Plan.
- 1.13 An independent Planning Inspector has examined the Draft Plan Amendments (the Inspector’s report can be found in Appendix 1). The DPA has carefully considered each of the Inspector’s 16 recommendations in the context of the evidence base, representations received through the Review process, strategic directions of the States and overall purposes of the Law. The DPA fully accepts 6 of the Inspector’s 16 recommendations, partially accepts 5 recommendations and rejects the remaining 5 recommendations. While the Inspector concludes that the Proposed Plan Amendments are sound overall, the DPA considers that there are sound and robust planning reasons for departing from some of the Inspectors recommendations and for retaining specific proposals in their proposed form. The DPA’s reasons for each departure are set out below.
- 1.14 Taken together, the proposals represent a proportionate and deliverable response to the Island’s Employment Land and Affordable Housing needs, provide clear safeguards and review points, and ensure that planning policies remain robust, consistent with the Strategic Land Use Plan, flexible and capable of supporting sustainable development pending the next full Island Development Plan review.

- 1.15 The DPA therefore recommends that the States approve its Proposed Plan Amendments to ensure the Island Development Plan remains effective, responsive and capable of meeting the Island's future needs.

2 Introduction

- 2.1 The Island Development Plan (IDP) is a Development Plan that sets out the land planning policies for the whole of Guernsey in a single document. The Island Development Plan has a vital role to play in the Island's future by providing for the development it needs to maintain and build economic prosperity and provide for social and environmental needs whilst ensuring that the Island remains a unique and attractive place in which to live, work and visit. As such, the IDP, and any amendments to it, will have an impact on all residents of the Island.
- 2.2 The IDP was adopted by the States in November 2016. Through the policies of the Strategic Land Use Plan, 2011 (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.
- 2.3 In 2020, the DPA was about to embark on this five-year review of the housing land supply and employment land supply, as well as several other policies that had been identified at that time, but this was paused by the States due to the pandemic.
- 2.4 The Focused Review of the IDP formally commenced on 25th January 2023, with a carefully defined and targeted scope. As required, it has focused on housing land supply and employment land supply, to ensure these are updated and that provision is made for the remaining period of the IDP. Alongside this, existing housing and employment policies have been reviewed and changes proposed where appropriate. The process has also provided an opportunity to update the IDP in response to issues identified through monitoring and as a result of updated evidence and research. This includes changing the approach to Development Frameworks, updating Area of Biodiversity Importance designations, and making minor amendments, clarifications and updates.
- 2.5 As the final step in the Review, the DPA presents for consideration its Proposed Plan Amendments, the report and recommendations of the Inspector and the DPA's conclusions and reasons thereon, the changes recommended to the Draft Plan Amendments originally published and reasons thereon and all other documentation required to be laid before the States by the Land Planning and Development (Plans) Ordinance, 2007 (the Plans Ordinance).
- 2.6 This Policy Letter is structured in the following way. Section 3 describes the consultation undertaken and gives an overview of the recent planning inquiry.

Section 4 describes the DPA's Proposed Plan Amendments, including the DPA responses to Inspector's recommendations. Section 5 sets out the DPA's overall conclusions and recommendations. Section 6 addresses the implementation, monitoring and review of the amended IDP. Section 7 explains the legal context to the proposed changes. The appendices contain supporting documentation. Appendix 1 is the Inspector's report. Appendix 2 lists all of the Proposed Plan Amendments, each of which has a reference number which can be seen in Appendix 3 adjacent to highlighted revised or new text in the Island Development Plan (Review 1, 2026) Written Statement. Appendix 4 is the amended Proposals Map (further detailed and interactive maps are available online). Appendices 5-9 provide additional detail.

- 2.7 In addition to required documents appended to this policy letter, an interactive version of the Proposals Map can be found at www.gov.gg/idpreview. Several hard copies of all of the documents will be available to view in the Members' room, the reception at Edward Wheadon House, and also in the Greffe. Briefing sessions for all deputies on the Review and its Proposed Plan Amendments have also been given.

3 Evidence, consultation and the Inspector's Report

- 3.1 In reaching its conclusions on the Proposed Plan Amendments, the DPA has considered the full evidence base prepared as part of the Review, including technical studies, consultation responses, written representations, submissions from States Committees and stakeholders, and all other relevant material prepared during the Review process. The DPA has also had regard to its statutory duties under the Land Planning and Development (Guernsey) Law, 2005 and the strategic guidance and direction contained within the Strategic Land Use Plan (see Appendix 5).
- 3.2 The Review has been informed by extensive public consultation and engagement, including Initial Representations, Extended Initial Representations, Further Representations and a public Planning Inquiry Hearing. The DPA has fully considered the representations submitted to the Planning Inquiry in reaching its conclusions. The DPA has provided a written response through the process to each of the 919 Initial and Further Representations received and has proposed changes to the Draft Plan Amendments to take into account some of the matters raised in those representations. The DPA considers this to be a positive approach which results in a revised Plan which is as robust and relevant as it can be.
- 3.3 An independent Planning Inquiry was undertaken by Mr Keith Holland, who examined the Draft Plan Amendments, supporting evidence, representations and material presented at the Inquiry Hearings. The Inspector concluded that the Draft Plan Amendments are sound overall but made 16 recommendations for

changes. The Inspector's report, including his recommendations, is reproduced in Appendix 1.

- 3.4 The DPA has carefully considered each of the Inspector's recommendations alongside the wider evidence base, representations received and relevant States policies and priorities. The DPA fully accepts 6 recommendations, partially accepts 5 recommendations and rejects 5 recommendations. Where the Inspector has made recommendations relevant to the proposals discussed below, the recommendation, the DPA's response and the reasons for its conclusions are summarised under the relevant topic heading. A summary of the DPA response to the Inspector's recommendations is set out in table 1 of Appendix 1.

4 Proposed Plan Amendments (2026)

- 4.1 The DPA's Proposed Plan Amendments are set out below. The Review adopted a proportionate and targeted approach, reflecting the defined scope of the Review and the need to address key issues identified through monitoring, updated evidence and consultation. The Review covers the following principal topics:

- Housing policies and land supply
- Vazon Local Centre
- Employment policies and land supply
- L'Aumone Local Centre Redevelopment Area
- Development Frameworks
- Areas of Biodiversity Importance
- Minor amendments and clarifications.

- 4.2 The Proposed Plan Amendments build on the Draft Plan Amendments originally published in June 2024 and the subsequent Revised Draft Plan Amendments decided in February 2025 and May 2025.

- 4.3 The key proposed changes relate to Housing Policies and Land Supply, the proposed new Local Centre at Vazon, and Employment Policies and Land Supply. These are set out and discussed in detail below. Other Proposed Plan Amendments are also summarised below, with more detail provided in Appendix 9. Where relevant, each section below identifies the Inspector's recommendations, the DPA's response, and the reasons for accepting, partially accepting or rejecting those recommendations.

Housing Policies and Land Supply (see the Schedule of Amendments in Appendix 2 for more detail and the IDP Written Statement in Appendix 3 to see the Amendments in context)

- 4.4 The housing need and annual requirement for new homes is identified through the States Strategic Housing Indicator (SSHI). A new SSHI published in November 2024 indicates that 1,488 new homes (+/-10%) are required between 2024 and

2028, comprising 815 private market dwellings and 673 Affordable Housing dwellings. Affordable Housing is legally defined and is intended for households whose needs cannot be met by the private sale or rental market without assistance. Further detail on the definition of Affordable Housing is provided in Appendix 6.

- 4.5 The DPA has a legal duty to identify a 5-year supply of land for housing. In undertaking the Review, the DPA has decided to ensure that there is sufficient land supply for the next six years, from 2025 to 2030, to account for the time taken to complete the IDP review. The DPA has also decided to include additional 'buffers' to the level indicated by the SSHI to provide resilience and flexibility in the event that some anticipated housing sites do not come forward as expected. The DPA has applied a 10% buffer to private market needs and a 25% buffer to Affordable Housing needs. As a result, the DPA has assessed the need until 2030 to provide land sufficient for at least 1,062 private market dwellings and 976 Affordable Housing dwellings.
- 4.6 The evidence demonstrates that there is sufficient land available to meet the Island's private market housing needs. The Strategic Housing Land Availability Assessment demonstrates that existing allocations, sites with planning permission, anticipated windfall supply and other sources of housing delivery provide a substantial surplus of private market housing land supply, and that therefore no additional sites are required for private market housing at this time. The Inspector agrees that there is convincing evidence to support the conclusion that the private market housing land supply is sufficient for the remainder of the Plan period and that no additional private market housing allocations are necessary.
- 4.7 In contrast, the evidence demonstrates a significant shortfall in land supply for Affordable Housing. Whilst Affordable Housing will continue to be delivered through existing allocations, windfall development and States-led projects, these sources alone are insufficient to meet the identified need within the required timeframe. The Inspector similarly concluded that there is robust evidence of a material shortfall in Affordable Housing land supply and that additional measures are necessary to address this shortfall.
- 4.8 To address the shortfall, the DPA proposes a new approach based on the allocation of sites specifically for Affordable Housing. Following a comprehensive assessment process which considered availability, deliverability, constraints, location and consistency with the Spatial Strategy, the DPA proposes nine Priority Affordable Housing Allocations. The Priority Affordable Housing Allocations are intended to be the principal mechanism through which the identified shortfall in Affordable Housing land supply is addressed. The sites proposed to be Priority Affordable Housing Allocations are as follows:

- Whispers Vinery, Rue Des Goddards, Castel
- Les Caches Farm, Rue Des Caches, St Pierre Du Bois (boundary amended to reflect the 'developable area', outside of the Public Safety Zone)
- Regency Vinery, Steam Mill Lane, St Martin
- Former Fletcher's Freesias, Route Carré, St Sampson
- School Lane Vinery, La Grande Rue, St Martin
- Selbourne Vinery, Route Des Coutanchez, St Peter Port
- Two Acres, La Planque Lane, Forest
- Springhurst House, Le Bourg, Forest (proposed allocation boundary excludes an area of Planted Mixed Woodland at the southern boundary of the site)
- Land at Sandy Hook, St Sampson.

4.9 Together these sites are expected to deliver approximately 267 Affordable Housing dwellings and, when combined with anticipated Affordable Housing delivery from other sources including the Saltpans Mixed-Use Development Area, Parc Le Lacheur Housing Allocation, the proposed L'Aumone Local Centre Redevelopment Area and key worker housing associated with the Princess Elizabeth Hospital, the nine Priority Affordable Housing Allocations provide a sufficient supply of land to address the identified Affordable Housing shortfall and deliver a modest surplus to provide resilience within the overall housing land supply position. Table 1 summarises the overall housing land supply position for both private market housing and Affordable Housing. Table 2 sets out the estimated yield from the nine proposed Priority Affordable Housing Allocations.

Housing Land Supply (Years 1-6)	Private Market	Affordable Housing
Deliverable Sites	647	834
Pipeline Supply	740*	154
Windfall allowance	340	60
Total	1727	1048
Indicator (SSHI+ contingency)	1062	976
Surplus / deficit	+665	+72

Table 1 – housing land supply (June 2026)¹

Priority Affordable Housing Allocations	Affordable Housing
Whispers Vinery	40
Les Caches Farm	15
Regency Vinery	39
Former Fletcher's Freesias, Route Carré	32

¹ Pipeline as at the end of Q1 2026, with a lapse rate applied to private market housing. Cleveleys Vinery Housing Allocation and phase 1 of Pointues Rocques Housing Allocation form part of the pipeline supply. Leale's Yard outline permissions excluded from the pipeline. Refer to the Revised SHLAA for more information on how the housing land supply is calculated – available here www.gov.gg/IDP-review.

School Lane Vinery	40
Selbourne Vinery	31
Two Acres	26
Springhurst House	22
Land at Sandy Hook	22
Total	267

Table 2 – potential number of dwellings on the proposed Priority Affordable Housing Allocations

- 4.10 As Table 1 shows above, there is a surplus of supply for Affordable Housing relative to the SSHI, and the buffers added by the DPA. This was a surplus of 17 dwellings in January 2026 when the land supply was considered by the Inspector, and this is reflected in the Inspector's report. These figures have been updated for the 2 additional sites proposed for Affordable Housing (yield estimated at 44 dwellings), an additional 10 dwellings on the Princess Elizabeth Hospital site (based on updated information from the Committee for Health & Social Care), and 1 additional dwelling in the pipeline supply on the C.I. Tyres site. The surplus for Affordable Housing is now an estimated 72 dwellings.
- 4.11 The Proposed Plan Amendments seek to increase the supply of land capable of delivering Affordable Housing within the remaining period of the IDP whilst maintaining consistency with the Strategic Land Use Plan and the established spatial strategy.
- 4.12 In determining how best to address the Affordable Housing shortfall, the DPA also concluded that new opportunities for Affordable Housing should, where possible, be distributed more evenly across the Island whilst remaining consistent with the spatial strategy of the Strategic Land Use Plan. This reflects the significant concentration of existing and planned housing development in and around the Bridge Main Centre and seeks to provide opportunities for Affordable Housing in a wider range of communities across the Island. One element of this approach is the proposed designation of a new Local Centre at Vazon and the associated Priority Affordable Housing Allocation at Whispers Vinery, which are addressed in the following section.
- 4.13 The Inspector concluded that the Draft Plan Amendments proposing 7 sites did not provide a sufficiently robust buffer of Affordable Housing land supply (only +17 units over DPA's target land supply) and recommended that an additional 6 sites should be allocated for Affordable Housing development:
- Land at Route de Carteret, Castel (adjacent to Cobo Local Centre)
 - Land to rear of Cranfield House, St Sampson (adjacent to L'Islet Local Centre)
 - Le Penage, St Martin (adjacent to St Martin Local Centre)

- Field at rear of L'Aumone House, Castel (adjacent to L'Aumone Local Centre)
- Land at Sandy Hook, St Sampson (adjacent to L'Islet Local Centre)
- Springhurst House, Forest (adjacent to Forest Local Centre).

4.14 The DPA agrees with the Inspector's conclusion that some additional Affordable Housing land supply is necessary to provide an appropriate margin for uncertainty and to reduce risk because of the reliance on two large sites to provide a substantial proportion of the Affordable Housing delivery. Since the Public Hearing, the DPA has been liaising with site owners and their representatives, and the Committee *for* Housing, and undertaking viability research to take all practicable steps to ensure the sites are deliverable. Landowners and their agents have confirmed their intentions to the DPA to deliver Affordable Housing sites over the shorter term with some sites already engaged with known housing developers on the Island (see Appendix 7 - Summary of consultation to date with the proposed Priority Affordable Housing Allocations). The DPA has therefore only partially accepted the Inspector's recommendation. The Proposed Plan Amendments now include 2 additional allocations at Springhurst House and Land at Sandy Hook, together with other changes which increase the overall Affordable Housing land supply and provide a surplus of approximately 72 dwellings above the identified requirement. The DPA considers this to be an appropriate margin over the identified needs, especially considering this is the first time this policy tool has been used in the Guernsey context and review measures proposed (as explained below).

4.15 Furthermore, the DPA does not agree that all of the specific sites recommended by the Inspector should be allocated for Affordable Housing. In particular, the sites 'Le Penage' and 'Land at Route de Carteret' are no longer available for Affordable Housing development and the DPA does not agree that the sites at L'Aumone House and Cranfield House are suitable for allocation based on the established criteria for site selection. This is consistent with the site selection methodology adopted throughout the Review and decisions taken to discount many other similar sites put forward through the Call for Sites exercises from the assessment process. The consultation feedback received through the representations shows a clear consensus not to use agricultural land or open land but rather prioritise the re-use of brownfield land and redundant vineries before such sites. The DPA adopted a 'hierarchy of the sites' to reflect this and to inform the site selection process. The field at the rear of L'Aumone House (see Images 1 and 2) is designated as Agriculture Priority Area (APA) and therefore would represent the loss of some of the best agricultural land on the island. The APA designations do not fall within the scope of the Review, and no APA land was considered further for development. The DPA has considered biodiversity issues relating to the land at the rear of Cranfield House site (see Images 3 and 4) and decided to propose to designate this site as an Area of Biodiversity Importance (ABI), in line with supporting evidence from local experts. This designation does

not prevent development, but it would be consistent and fair to also discount this site from further consideration as no other ABI site was considered further for development. Both of these sites also contribute to the hidden countryside and the need to recognise the value of these larger contiguous swathes of open land to the Island, as shown in the images below. The other 2 sites recommended by the Inspector form part of the Proposed Plan Amendments as above.



Images 1 & 2 – Views of the field at rear of L'Aumone House which forms part of a wider swathe of open land.

Image 3, 4 & 5 – Views of the land at the rear of Cranfield House which also form part of a wider swathe of open land.



- 4.16 The Priority Affordable Housing Allocations are intended primarily for Affordable Housing development. However, the DPA recognises that in some circumstances a limited proportion of private market housing may be necessary to ensure the viability and deliverability of a scheme. The proposed amendments to Policies MC2 and LC2 therefore allow for a minority of dwellings on Priority Affordable Housing Allocations to be provided as private market housing where proposals are supported by robust viability evidence, endorsed by the Committee *for* Housing and delivered as part of a comprehensive development proposal. In all cases, a majority of dwellings on a Priority Affordable Housing Allocation must be Affordable Housing.
- 4.17 The DPA will publish an updated Supplementary Planning Guidance to support the implementation of the proposed policies relating to the Priority Affordable Housing Allocations to detail the information required with planning applications, the process, decisions required and responsibilities. Of particular importance in the process will be the need to justify any private market housing on the site through evidence of viability. The Inspector raised concerns about the impact of land prices on development viability and recommended the use of benchmark land value (BLV). BLV is a standard valuation used to determine what a piece of land is worth for development purposes – in this case for Affordable Housing development. The Inspector noted that many landowners currently choose to retain their land, in anticipation of future private market values, rather than bringing it forward for Affordable Housing development. By establishing a BLV, the States can set a realistic price guide for developers to use during negotiations for land allocated specifically for Affordable Housing. This value is intended to provide a "competitive return" to a willing seller while ensuring the land remains affordable enough for a developer to build the required Affordable Housing.
- 4.18 The DPA accepts the Inspector's recommendation to utilise BLV and will require viability evidence to include a BLV statement under which any amount paid for land over the benchmark will not be relevant to the calculation of viability and will not be accepted as justification for any private market housing. The policies also require evidence of agreement to the proposal from a registered Housing Association, or other approved delivery body or person, including relevant contractual arrangements, and endorsement from the Committee *for* Housing. Where appropriate to the site and location, Priority Affordable Housing Allocations can also include complementary development as part of a comprehensive proposal for the site where this would support the housing development proposed.
- 4.19 As part of this approach, the DPA proposes to retain Policy GP11 as a contingency measure. This policy requires development resulting in a net increase of 20 or more dwellings to include a percentage of Affordable Housing. Following the States decision in April 2024, the Affordable Housing requirement within GP11 remains set at 0%. The DPA considers it appropriate to retain the policy within

the IDP so that it remains available as a reserve policy mechanism pending a future full review of the IDP. This will ensure that an alternative policy tool remains available should the proposed Priority Affordable Housing Allocations fail to deliver as anticipated. While the DPA agrees with the Inspector that Policy GP11 should be retained for this purpose, it does not support setting thresholds to 5 or more units as recommended at this stage. As part of the future review of the IDP, the question of the need for such a policy and, if so, the relevant thresholds would all be part of further research and consultation.

- 4.20 To strengthen confidence in delivery, the Review introduces a monitoring and review mechanism for the Priority Affordable Housing Allocations. Given that these sites are specifically identified to address the Island's Affordable Housing shortfall in the shorter term, the proposed amendments to Policies MC2 and LC2 establish an expectation that planning permission should be secured by the end of 2027. The intention is to encourage the timely progression of these sites and ensure that the anticipated Affordable Housing supply is delivered within the period covered by the Review.
- 4.21 Where a Priority Affordable Housing Allocation fails to make sufficient progress, the DPA may consider the removal of its designation through a future review of the IDP. In such circumstances, the site could be returned to its previous planning status and alternative sites brought forward following consultation and States approval. This provides a clear mechanism to respond if the anticipated delivery of Affordable Housing does not materialise.
- 4.22 The DPA's approach differs from the Inspector's recommendation that planning permissions on Priority Affordable Housing Allocations should not be renewed where development has not progressed. The Inspectors recommended approach would be problematic, as applications for renewal must be assessed against the existing planning policies. If a site was allocated for Affordable Housing and there remains a shortage of such housing, it would be difficult for the DPA to justify a refusal of planning permission. Rather this issue should be addressed by de-allocating the site through an amendment of the IDP and substituting an alternative site if considered necessary. The DPA concluded that a review of the allocations themselves would provide a clearer, more proportionate and more practical mechanism in the Guernsey context. The proposed approach achieves the same objective of ensuring that allocated sites actively contribute towards meeting identified housing needs, whilst avoiding unnecessary complexity.
- 4.23 The review mechanism also provides flexibility to respond to changing circumstances. It would allow the DPA to consider alternative or sequentially preferable sites that may become available in the future, including previously developed land within Centres, and to take account of any changes in housing need identified through future Strategic Housing Indicators. Subject to States approval of the proposed streamlined plan amendment process, a future review

could be undertaken through a quicker and more proportionate process. Further details of the monitoring framework, delivery milestones and review criteria will be set out in updated Supplementary Planning Guidance for Affordable Housing.

- 4.24 The DPA is concerned that these allocations may result in a trail of undeveloped land allocated for Affordable Housing and pressure in the future for further sites to be allocated if the sites do not materialise. This review mechanism therefore addresses both the Inspector's and the DPA's concerns and provides a clear safeguard should the allocations fail to come forward as anticipated. As discussed above, the DPA and the Committee for Housing have had further discussions with the landowners and agents relating to the nine sites to confirm their deliverability. Engagement will be ongoing as part of the monitoring with milestone points set out in the updated Supplementary Planning Guidance.
- 4.25 The DPA also proposes to redesignate the existing Belgrave Vinery Housing Allocation from housing to Key Industrial Area and Key Industrial Expansion Area to provide land for industry and storage & distribution uses. To compensate for the loss of this housing allocation, the DPA proposes to redesignate all the undeveloped land within the existing Saltpans Key Industrial Area (KIA) as a Mixed-Use Development Area (MUDA), allocated primarily for Affordable Housing, with an element of private market housing, and a minimum of 25% of the site for complementary community, recreational and commercial uses to support the housing development. A new policy is proposed, (Policy MC12), specifically for the development of the Saltpans MUDA. The Inspector supported this approach.
- 4.26 The DPA is of the opinion that the proposed package of measures — comprising the allocation of nine Priority Affordable Housing sites, the retention of Policy GP11 as a contingency mechanism, a formal monitoring and review framework and a more balanced distribution of Affordable Housing opportunities across the Island — represents a proportionate, deliverable and robust response to the Island's Affordable Housing needs.

Vazon Local Centre and Whispers Vinery Priority Affordable Housing Allocation (see the Schedule of Amendments in Appendix 2 for more detail and the IDP Written Statement in Appendix 3 to see the Amendments in context)

- 4.27 The proposed Vazon Local Centre and the Whispers Vinery Priority Affordable Housing Allocation are intrinsically linked and should be considered together. Without the designation of Vazon as a Local Centre, Whispers Vinery would remain Outside the Centres and its allocation for Affordable Housing would not accord with the spatial strategy of the Strategic Land Use Plan, which directs new housing development towards the Main Centres and Local Centres. Conversely, designating Vazon as a Local Centre without allocating Whispers Vinery would create the potential for additional private market housing in an area where the

evidence demonstrates that no additional private market housing land supply is required. The two proposals therefore operate together as a planning response to the identified shortfall in Affordable Housing land supply, whilst supporting a more balanced distribution of Affordable Housing opportunities across the Island.

- 4.28 The DPA has concluded that, in light of the significant shortfall in Affordable Housing land supply, it is appropriate to designate Vazon as a new Local Centre. Vazon contains a range of existing services, facilities and community functions and is recognised by many islanders as a distinct destination and service area. The designation would provide opportunities for community growth, support existing facilities and reinforce the sustainability of the area.
- 4.29 The location of Vazon was also a significant consideration in the wider distribution of housing development across the Island. A substantial proportion of existing and planned housing development is concentrated in and around the Bridge Main Centre and the northern part of the Island. The designation of Vazon would help ensure that opportunities for Affordable Housing are more evenly distributed, enabling existing and future residents to access Affordable Housing within their local community without undermining the overall spatial strategy.
- 4.30 Areas of undeveloped land within the proposed Local Centre boundary have been assessed and, where appropriate, additional environmental designations are proposed. The area of coastal grassland is recommended to be designated as Important Open Land and will continue to benefit from the protection afforded by its existing Site of Special Significance designation. A site to the south of Whispers Priority Affordable Housing Allocation will be required to provide formal open space for the area. A Vazon Coastal Restricted Development Area is also proposed to reflect known coastal flood risk constraints. In the absence of an up-to-date flood risk assessment, this designation will ensure that only appropriate forms of development are permitted within areas potentially susceptible to coastal flooding.
- 4.31 The Inspector recommends that neither the Vazon Local Centre nor the Whispers Vinery Priority Affordable Housing Allocation should be designated. The Inspector concludes that Vazon lacks an identifiable centre, that existing facilities are principally visitor-focused rather than community-focused and that concerns remain regarding infrastructure, drainage and flood risk. He also concludes that Whispers Vinery should not be allocated due to concerns relating to character and traffic.
- 4.32 The DPA has carefully considered these concerns but does not agree with the Inspector's conclusions. The DPA considers that Vazon satisfies a sufficient number of sustainability indicators to justify designation as a Local Centre, particularly when assessed within the unique context of Guernsey rather than

against larger settlements elsewhere. The DPA considers that Vazon possesses a clear sense of place, functions as a destination for local residents as well as visitors, and contains a range of facilities and services which contribute to the day-to-day needs of the surrounding community.

- 4.33 The DPA also considers that the infrastructure concerns identified by the Inspector do not justify rejecting the proposals. Matters relating to traffic generation, pedestrian safety, drainage and flood risk are capable of being assessed and addressed through the development management process. Any future planning application would be required to be supported by detailed technical assessments, including transport and drainage studies, and appropriate mitigation measures where necessary. Responses received from infrastructure providers and consultees during the Review, such as Guernsey Water and Traffic & Highway Services, indicate that these matters can be appropriately managed through the planning application process.
- 4.34 In relation to Whispers Vinery specifically, the DPA considers that the site represents an appropriate and sequentially preferable opportunity for Affordable Housing development. The site comprises a redundant glasshouse complex and therefore accords with the approach adopted through the Review following public consultation to prioritise previously developed and redundant horticultural land before considering the allocation of undeveloped greenfield sites and/or APA land. The allocation would make an important contribution to Affordable Housing delivery and support the wider objective of achieving a more balanced geographical distribution of Affordable Housing across the Island.
- 4.35 The DPA acknowledges that development of the site would result in change. However, higher density residential development on Priority Affordable Housing Allocation sites is a deliberate objective of the Review and reflects the need to use land efficiently in order to meet housing needs whilst minimising the amount of additional land required for development. The detailed design, layout, density and character of any future development proposal would remain subject to the policies of the IDP and assessment through the planning application process.
- 4.36 For these reasons, the DPA recommends that both the Vazon Local Centre and the Whispers Vinery Priority Affordable Housing Allocation are retained within the Proposed Plan Amendments and should be a matter decided on by the States. In these deliberations, the DPA would highlight that with or without the Whispers Vinery allocation, the land supply target is met and exceeded.

Employment Policies and Land Supply (see the Schedule of Amendments in Appendix 2 for more detail and the IDP Written Statement in Appendix 3 to see the Amendments in context)

- 4.37 The Review of the IDP has also focused on employment policies and land supply, to ensure these are updated and that provision for a five-year land supply for

offices, industry and storage & distribution uses is made as is required by the SLUP. The DPA proposes the following changes affecting land for employment uses:

- To redesignate all the undeveloped land within the existing Saltpans Key Industrial Area (KIA) as a Mixed-Use Development Area (MUDA) to help meet the required land supply for housing. The site is proposed as a MUDA primarily for Affordable Housing and a minimum of 25% of the site for complementary community, recreational and commercial uses to support the housing development.
- To redesignate the Belgrave Vinery Housing Allocation from housing to a Key Industrial Area and a Key Industrial Expansion Area (KIEA) to provide land for industry and storage & distribution uses. This will provide sufficient land supply for industry and storage & distribution uses for the next five years and the longer term.
- To allow for the provision of small scale convenience retail use within the proposed Belgrave Key Industrial Area and Key Industrial Expansion area
- To change the requirements to allow the change of use of existing industrial and storage & distribution sites to other suitable uses along the Inter-Harbour Route between the Main Centres by only demonstrating that the site is no longer required for its authorised use or another industrial or storage & distribution use and that it can be proven to have been actively and appropriately marketed unsuccessfully for 6 consecutive months.
- To change the policy approach for new industrial and storage uses within the Main Centres to remove the need to locate within a 'redundant' building and change to an 'existing' building and delete any reference to Policy GP16.
- To change the release mechanism for KIEA to only consider alternative suitable sites within the relevant adjoining KIA rather than the current requirement to demonstrate all alternatives within any KIA or within the Main Centres.
- To remove the requirement for Development Frameworks for KIEAs except on the La Villiaze KIEA. The Development Framework for La Villiaze should be required to take into account the development of adjoining airport land including the emerging Guernsey Airport Masterplan.
- To make reference to the emerging Guernsey Airport Masterplan.
- To change the Pitronnerie Road KIEA to be part of the KIA designation reflecting the current use, existing access arrangements and limited contribution.
- To reference that the Longue Hougue and Northside KIEAs both also fall within the Harbour Action Area (HAA) and the policies of the relevant approved Local Planning Brief which allows for other uses.

- To change parts of the Longue Hougue and Northside KIEAs to KIA designations to reflect their developed status.
- To change the Saltpans KIEA to a KIA designation, reflecting its recent development.
- To protect Lowlands Industrial Estate for employment related uses through designating it as a Business Park.
- To change the requirements to allow the change of use from employment related uses to other suitable uses in Local Centres by only demonstrating that the site is no longer required for its authorised use or another employment use, and that it can be proven to have been actively and appropriately marketed unsuccessfully for 6 consecutive months.
- To amend Policy GP12 (Protection of Housing Stock) so that flats within large floorplate office buildings in the Main Centres in certain circumstances can change use to offices.
- To update the forecasts for land supply requirements to the latest from the Employment Land Study 2023.

4.38 The Inspector concludes that the employment land supply proposals are soundly based and that accordingly, no recommendations are necessary to the employment land supply proposals in the Review (see Inspector's report page Nos. 50-51). He agrees with the DPA proposals for the redesignation of the existing Saltpans Key Industrial Area to a Mixed-Use Development Area and the redesignation of the Belgrave Vinery housing allocation to a Key Industrial Area and Key Industrial Expansion Area. He also agrees with the proposal for Lowlands Park Industrial Estate to be designated as a Business Park. The DPA notes the Inspector's agreement with the DPA proposals.

Other Proposed Plan Amendments

- 4.39 A full explanation of all other Proposed Plan Amendments is included in Appendix 9 including any relevant Inspector's recommendations, and the response and recommendation of the DPA. In summary, the other Proposed Plan Amendments relate to:
- 4.40 L'Aumone Local Centre Redevelopment Area (see the Schedule of Amendments in Appendix 2 & 9 for more detail and the IDP Written Statement in Appendix 3 to see the Amendments in context) - the DPA proposes an extension to the L'Aumone Local Centre to include a new designation as a Redevelopment Area that comprises Castel Hospital, Perruque House and the King Edward VII Hospital sites. Including these sites within the L'Aumone Local Centre allows for more flexibility to respond to housing demands and contribute to Affordable Housing, and to effectively and efficiently redevelop the sites, making sure opportunities are taken to improve the Local Centre. Areas of undeveloped land which will fall within the Local Centre as a result of the proposed extension to the Local Centre boundary have been assessed and as such two areas are recommended to be

designated as Important Open Land. The Inspector noted that the changes to the L'Aumone Local Centre boundary and the proposals for the area have not attracted a significant number of objections and makes no recommendations. The DPA notes the Inspector's agreement with the DPA proposals.

- 4.41 Development Frameworks (see the Schedule of Amendments in Appendix 2 & 9 for more detail and the IDP Written Statement in Appendix 3 to see the Amendments in context) - the DPA proposes to simplify the process for determining if a site or area requires a Development Framework, focusing only on those where a Development Framework will be of most benefit to bring forward development in a co-ordinated way that maximises opportunities. The Inspector concluded that the Development Framework proposals are soundly based and that, accordingly, no recommendations are necessary. He agrees with the approach of the DPA to remove current thresholds and instead include a list of sites that require a Development Framework, with the requirement for Development Frameworks in all other cases determined on a case-by-case basis.
- 4.42 Areas of Biodiversity Importance (ABIs) (see the Schedule of Amendments in Appendix 2 & 9 for more detail and the IDP Written Statement in Appendix 3 to see the Amendments in context) - following a commitment made in 2016 to update the evidence for ABIs, based on extensive new research the DPA proposes to remove some ABIs, amend the boundaries of others and designate a significant number of new ABIs providing an increased level of protection for areas that contribute significantly to the biodiversity of the Island. In light of feedback received, subsequent further investigation and analysis, and information received through the Public Hearing and the subsequent Inspector's report, the DPA proposes:
- To remove 2 existing areas: Fosse Andre West and Les Vardes (Colbourne Road)
 - To retain three sites as ABIs previously proposed for removal: Les Effards, La Hougue du Pommier East and Fosse Andre East
 - To amend the boundaries of 18 existing ABIs
 - To propose 52 new ABIs.
- 4.43 The Inspector concludes that with the exception of several instances, the proposals for ABIs are soundly based. The specific changes proposed following the Public Hearing and Inspector's report are detailed in Appendix 9. In summary:
- La Garenne d'Anneville ABI – the DPA accepts the Inspector's recommendation (recommendation 12) and notes the Inspector's agreement with the DPA proposal to reduce the area of the La Garenne d'Anneville ABI to the north-west, removing an area of grassland that demonstrably lacks sufficient ecological credentials.

- Rope Walk ABI – the DPA accepts the Inspector’s recommendation (recommendation 10) to amend the Ropewalk ABI to exclude from the ABI a small parcel of land subject to planning permission FULL/2022/1936 for three dwellings.
- Les Paas, Rue Des Pres ABI – the DPA partially accepts the Inspector’s recommendation (recommendation 9). The Inspector agrees that the domestic curtilage area of Les Paas should be excluded from the ABI designated area. He also recommends that in addition to the curtilage area, the whole of the top paddock area (where ex-glasshouse was located) should be excluded from the ABI designation. The DPA proposes to amend PAABI34a by removing an area of residential curtilage further to planning application FULL/2024/0217 and CURT/2024/0349 and retain the proposal to designate the remaining land as an ABI. The land should be designated as an ABI in accordance with the findings of the Environment Guernsey report, other than in respect of the approved and de-facto domestic curtilage which should be excluded from such designation. The DPA agrees with the Inspector’s report as to retention of the ‘dead land’ area but is of the view that the ‘top paddock’ area, suggested by the Inspector for exclusion should be retained.
- Noirmont Quarry ABI – the DPA partially accepts the Inspector’s recommendation (recommendation 13). The DPA agrees that the ABI designation should be retained for the Noirmont Quarry, but with revisions to the boundary to exclude the hardstanding areas.
- Les Tracheries ABI – the DPA rejects the Inspector’s recommendation (recommendation 11) that the two fields adjacent to the Les Tracheries ABI should not be added to the ABI on the grounds of inadequate justification. Both fields should be designated as an ABI as an extension to the existing ABI proposal in accordance with the recommendation of Environment Guernsey.

4.44 The DPA further proposes a number of minor amendments and clarifications which have been identified since the IDP was adopted and through the Planning Inquiry, relating to both the text of the IDP and the Proposals Map, so that the opportunity can be taken to address these (see the Schedule of Amendments in Appendix 2 & 9 for more detail and the IDP Written Statement in Appendix 3 to see the Amendments in context). The Inspector agrees with the Minor Amendments and Clarifications (recommendation 14).

4.45 The DPA accepts the Inspector’s recommendation to remove the site of Le Va from the Saltpans (Parc Le Lacheur) Housing Allocation. The DPA rejects the Inspector’s recommendation to not remove the site L’Étoile Potager from the St. Sampson / Vale Main Centre Outer Area boundary. (see the Schedule of Amendments in Appendix 2 & 9 for more detail and the IDP Written Statement in Appendix 3 to see the Amendments in context).

5 Conclusions

- 5.1 The Proposed Plan Amendments to the IDP are based on firm and relevant evidence. The amendments have benefitted from considerable public and stakeholder engagement which has influenced policy development, and which has helped to create land use policies which are relevant and robust. The DPA has fully considered the written representations submitted to the Planning Inquiry and the comments and recommendations of the Planning Inspector and other required material in reaching its conclusions set out in this Policy Letter. Changes are proposed to Draft Plan Amendments to take into account some of the matters raised through the submission of representations. The DPA considers this to be a positive approach that results in an amended IDP which is as robust and relevant as it can be.
- 5.2 The DPA has noted that the independent Planning Inspector's overall conclusion is that the Proposed Plan Amendments are sound, notwithstanding the 16 recommendations set out in the Inspector's report. The DPA fully accepts 6 of the Inspector's 16 recommendations, partially accepts 5 recommendations and rejects 5 recommendations. The DPA considers that there are sound and robust planning reasons to justify its conclusions and for certain proposals to remain unchanged (see Appendix 1 for summary table of the DPA's conclusions).
- 5.3 The Committee *for the* Environment & Infrastructure is satisfied that the proposals set out in the Proposed Plan Amendments remain consistent with the guidance and direction given in the Strategic Land Use Plan (SLUP), approved by the States in November 2011. The adoption of the Proposed Plan Amendments will facilitate the delivery of the objectives of the SLUP, and the continued realisation of the spatial strategy and other policies. It will help other Committees to fulfil mandates and will support and advance all States approved strategies in so far as they relate to spatial and land use issues.
- 5.4 Within the restrictions of a finite land resource, the Proposed Plan Amendments effectively balance the economic, social and environmental land use requirements of the Island, as guided and directed by the SLUP and the Land Planning and Development (Guernsey) Law, 2005, to help achieve the States objectives and make the most effective and efficient use of land. The policies as amended are flexible, to be able to react responsibly and proactively to changing markets, situations and States priorities.
- 5.5 Taken together, the proposals represent a proportionate and deliverable response to the Island's Employment Land and Affordable Housing needs, provide clear safeguards and review points, and ensure that planning policies remain robust, consistent with the SLUP, flexible and capable of supporting sustainable development pending the next full Island Development Plan review.

- 5.6 The DPA therefore recommends that the States approve its Proposed Plan Amendments to ensure the Island Development Plan remains effective, responsive and capable of meeting the Island's future needs.

6 Implementation, monitoring and review

- 6.1 Once the proposed amendments are adopted, ensuring that the IDP remains effective and relevant will require on-going monitoring of the success and progress of the IDP policies. This will enable the DPA to initiate necessary adjustments if the monitoring process reveals that changes are needed. In this regard, streamlined plan making processes will be available to the DPA moving forward (subject to States approval at the time of writing). This enables the Island Development Plan to maintain sufficient flexibility to adapt to changing circumstances.
- 6.2 The proposed amendments to policies MC2 and LC2 set out that a review of the Priority Affordable Housing Allocations will take place should any site not have obtained planning permission by the end of 2027. The streamlined plan making processes will assist with timely review of the IDP, and the removal and replacement of Priority Affordable Housing Allocations as required. A full review of the IDP is expected before the end of 2030 following a review of the Strategic Land Use Plan.

7 Legal Context

- 7.1 The Land Planning and Development (Guernsey) Law, 2005 and associated Ordinances sets out key provisions relevant to Development Plans.
- 7.2 Section 6 of the Land Planning and Development (Guernsey) Law, 2005 states that, for the purposes of the Development & Planning Authority's general functions in relation to development planning, it must:
- a) seek to achieve and, where they conflict, to balance, so far as possible, both the purposes of the Law and the objectives set out in the Strategic Land Use Plan;
 - b) take into account the general guidance and specific directions given to it in the Strategic Land Use Plan in exercising the functions to which that guidance or those directions relate;
 - c) keep under review the matters which may be expected to affect the planning of the development of Guernsey; and,
 - d) from time to time to prepare for the consideration of the States, Development Plans, Subject Plans and Local Planning Briefs and amendments to them.
- 7.3 The Proposed Plan Amendments to the Island Development Plan (2016) have been prepared under Section 8 of the 2005 Law and in accordance with the Land

Planning and Development (Plans) Ordinance, 2007 (“the Plans Ordinance”). All statutory requirements relating to the preparation, publication and submission of the Proposed Plan Amendments have been complied with, including the provision of the required supporting documentation with this Policy Letter.

- 7.4 In accordance with the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007, the Proposed Plan Amendments have been screened, and it has been determined that an Environmental Impact Assessment of the Plan is not required (see Appendix 8 for further details).

8 Resources and Implementation

- 8.1 There are no identified financial or resource management implications from this Policy Letter. Furthermore, there is no requirement for any new legislation.
- 8.2 Once adopted by the States the Proposed Plan Amendments to the Island Development Plan (2016) will become operative immediately and the existing Island Development Plan will be amended accordingly and known as the Island Development Plan (Review 1, 2026).
- 8.3 If the Proposed Plan Amendments are not adopted, or if further amendments require additional consideration (as provided for by section 10(2) of the Plans Ordinance and rule 24(10) of the Rules of Procedure of the States) or the reopening of the Inquiry (as provided for by section 10 (3) of the Plans Ordinance), the existing IDP will remain in force. The period of validity of the current IDP was recently extended to the end of 2030 by the States².

9 Compliance with Rule 4

- 9.1 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.
- 9.2 In accordance with Rule 4(1):
- a) The propositions contribute to the States’ objectives and policy plans by enabling the continued realisation of the spatial strategy and other policies of the Strategic Land Use Plan (2011) and providing the policy mechanism by which some of its core objectives can be achieved. The IDP as proposed to be amended by the Proposed Plan Amendments (2026) sets out appropriate land use policies to ensure that land is used and managed in such a way that it meets the strategic objectives of the States of Guernsey as set out in the Strategic Land Use Plan. The propositions also progress Resolution 13 made by the States of Deliberation on 28th

² Billet D’État X, June 2026 - Development & Planning Authority – Extension of Period of Validity of the Island Development Plan 2016, P.2026/32

June 2022, following consideration of the Policy Letter entitled “Government Work Plan 2022” (Billet d’État X of 2022) which included an action to carry out a targeted review of Island Development Plan policies between 2023 and 2025.

- b) Preparation of the Proposed Plan Amendments to the Island Development Plan (2016) has been subject to significant consultation with States’ Committees and wider stakeholders. There has been further recent consultation with the Committee *for the* Environment & Infrastructure on the written conclusions of the DPA which inform the preparation of this Policy Letter and propositions.
- c) The propositions have 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.

9.3 In accordance with Rule 4(2):

- a) The propositions relate to the Development & Planning Authority’s duties and powers to advise the States on land use policy and to develop and implement land use policies through development plans and any other relevant instruments.
- b) The proposition has the unanimous support of the Development & Planning Authority.

Yours faithfully

Neil Inder
President

Lee van Katwyk
Vice President

Sarah Hansmann-Rouxel
Marc Lainé
Steve Williams

Appendices

1. Inspector's Report - *Report on the Guernsey Island Development Plan Focused Review – An Examination in Public undertaken for the States of Guernsey, April 2026* and summary of the Development & Planning Authority's responses
2. Schedule of all Proposed Plan Amendments to the Island Development Plan (2016) Written Statement and Proposals Map
3. Draft Island Development Plan (Review 1, 2026) Written Statement
4. Draft Island Development Plan (Review 1, 2026) Proposals Map
5. Consultation with the Committee *for the* Environment & Infrastructure regarding the Strategic Land Use Plan
6. Definition of Affordable Housing
7. Summary of consultation to date with the proposed Priority Affordable Housing Allocations
8. Environmental Impact Assessment Screening Opinion for the Island Development Plan Focused Review
9. Detail of additional Proposed Plan Amendments, Inspector's recommendations and the response and recommendations of the Development & Planning Authority