P.2026/72 Lttr of Cmmt

Policy & Resources Committee

Sir Charles Frossard House
La Charroterie
St Peter Port
GUERNSEY
GY1 1FH

+44 (0) 1481 227000
policyandresources@gov.gg
www.gov.gg

The Presiding Officer
The Bailiff's Chambers
Royal Court House
St Peter Port
GUERNSEY
GY1 1NZ

20 November 2026

Dear Madam

LETTER OF COMMENT
P.2026/72 ISLAND DEVELOPMENT PLAN (IDP) – FOCUSSED REVIEW

The Committee has considered the above policy letter and draft proposals to be debated at a Special Meeting of the States of Deliberation on Tuesday 24th November. Overall, the Review has set about meeting its objectives, makes constructive recommendations and is relevant to the three areas the Assembly has agreed are its strategic focus this term:

- **Foundations for Our Future** concentrates on the essential enabler for long-term prosperity – the economy, housing, infrastructure, and support for children and families. By directing effort and investment into these fundamental areas, the States aims to ensure Guernsey remains an attractive place to live and work for generations to come.

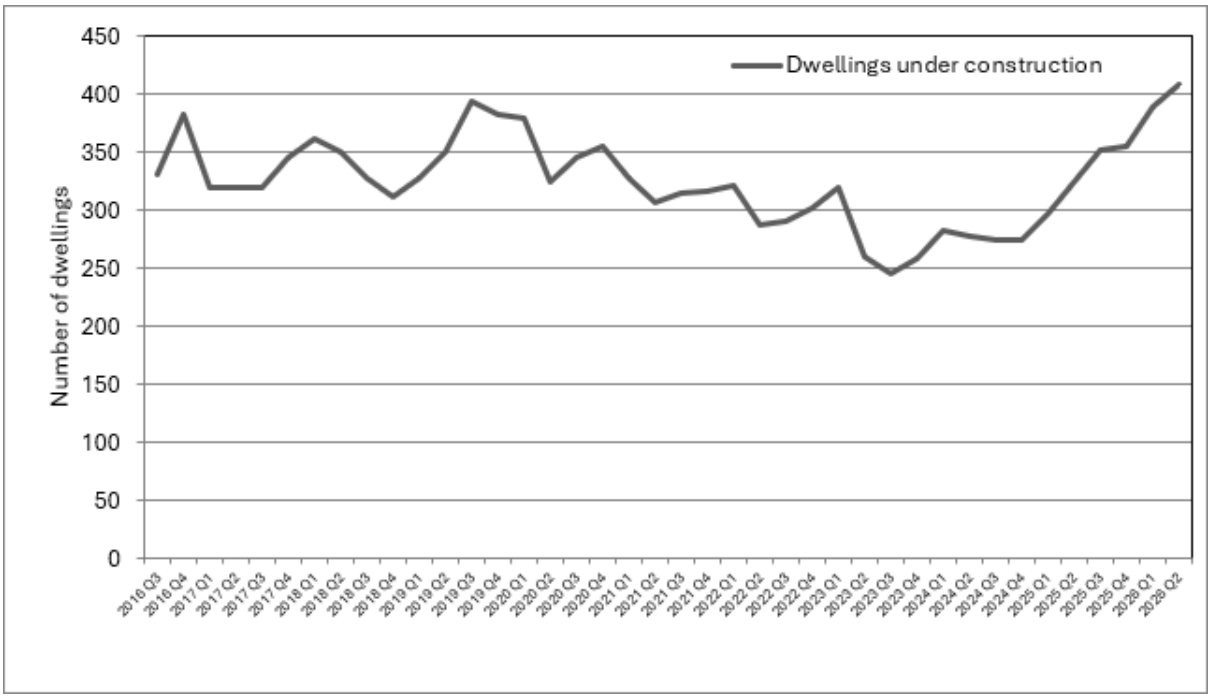
- I**sland Resilience** is focused on steadying today and ensuring Guernsey can navigate future disruption and change. Its scope includes stabilising public finances, ensuring residents are safe and have their essential needs met, maintaining Guernsey's international standing, and enhancing government's digital capabilities and preparedness.

- **Sustainable Wellbeing** centres on embedding policies that promote health and wellbeing throughout life and transforming Guernsey's health and social care system to meet rapidly growing needs in a sustainable way.

The Review introduces targeted amendments to the IDP focused on updates to housing and employment policies, and notes that 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, all of which are broadly welcomed.

AFFORDABLE HOUSING

The supply of the right housing is a critical enabler. With sufficient land allocated for general housing and the latest monitoring demonstrating a healthy upturn is converting approvals into dwellings under construction (see below), the focus has been on an increasing land allocated for sufficient Affordable Housing to be developed, based on the most recently calculated forecast of need.



Alongside the land already in the ownership of the Guernsey Housing Association and smaller sites and properties identified in the States Strategic Property Plan, these new sites support the work of the Committee *for* Housing in bringing forward urgently needed homes for islanders. This is a critical enabler for the work of government, both supporting economic growth, and offering opportunity to younger islanders and those on lower incomes. We particularly welcome the pro-active approach proposed to monitoring and reviewing Affordable Housing allocation sites, including the ability to seek States approval to de-allocate and replace sites if not progressed quickly enough and considered necessary.

Amendment 2 – Gabriel/Rochester

The Committee is supportive of the Committee for the Environment & Infrastructure identifying transport implications across the Island and any resources that may be needed to plan a whole-island transport response, with any requests for funding being brought initially to the Policy & Resources Committee. Decisions on housing especially, but also employment, retail and other development can significantly affect traffic patterns, road capacity, parking demand, public transport services and active travel infrastructure. This is a major consideration in the master planning for the Braye du Valle Regeneration Area and must be a consideration for the wider island alongside decisions on new housing allocation sites.

GOVERNMENT WORK PLAN SUPER PRIORITIES

Clear and Commence Site Development at Leale's Yard
This super priority initiates the transformation of Leale's Yard into a vibrant mixed-use development delivering housing, commercial space, and infrastructure improvements in the north of the Island. During this term, the goal is to demolish and clear the site, develop a detailed plan and to establish enabling infrastructure. Whilst full development of the site will take time, significant visible progress will be achieved this term, as well as development which will support other sites in the surrounding area.

The combination of proposals for the undeveloped land in the Saltpans Key Industrial Area as a Mixed-Use Development Area and the Belgrave Vinery Housing Allocation to be redesignated from Housing to a Key Industrial Area and a Key Industrial Expansion Area (KIEA) significantly contributes to this regeneration programme. The Saltpans would form part of this regeneration area in terms of master-planning. Belgrave unlocks a number of other projects including a future bus depôt and avoids costs associated with relocation of wastewater works currently on site should it have remained a housing allocation. The change of Pitronnerie Road KIEA to be part of the KIA designation will also provide a streamlined process for development of that site.

Agree and Advance a Sustainable Health and Care System
"With the proportion of older people increasing, health and care services risk becoming overburdened and financially unsustainable. This super priority commits to defining and beginning implementation of a new model for health and care provision, as well as agreeing its funding options. Advancing this workstream will ensure islanders can continue to access the care they need as demand grows, as well as helping to ensure that funding is still available for other essential public services."

The extension to L'Aumone Local Centre to include a Redevelopment Area includes the States-owned Câtel Hospital ("CH"), Perruque House and King Edward VII Hospital ("KEVII") sites. There are strategic development opportunities associated with the CH and KEVII sites, both having a significant role in supporting future delivery of health, care and community services. Specifically, these sites could be developed as a distinct care and community services focused estate (Care and Supported Living Village), providing a significant opportunity for the States to address the projected increases in demand for elderly care, supported living and community-based health services, and providing for the hospital campus to focus on acute care.

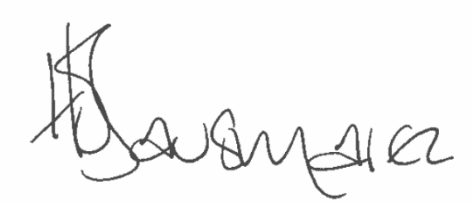
Amendment 3 – Williams/Kazantseva-Miller
The Committee wants to facilitate development on available areas where it can without prejudicing the full opportunity of the unique site - such as the proposals from CI Healthcare, which received planning approval in September 2025 and are subject to ongoing commercial discussions centring on the lease and loan agreements.

Notwithstanding, the full site is some way from master planning given its dependencies on understanding and operationalising the new model of care under 'partnership of purpose'. Practically, too, the States are also dependent on services currently operating from the site relocating, as other major health and care projects are concluded, before it is fully available.

The Committee is supportive of the creation of a development framework and a master plan for the site, but does not consider that a development framework can be progressed before 2028. This is primarily because the latest modelling around the island's future care and housing needs – data that is important in understanding the care needs in producing the development framework – is unlikely to be available before mid-2027 at the earliest. The Committee therefore considers the timeframe specified in the amendment brought by the Committee *for* Housing (to bring forward a development framework by December 2027) to be unrealistic: if the development framework is produced to that timeline, it will not represent good value for taxpayers' money, as it will not have been able to take fully into account data that should form a central consideration. A further complication is that – should the amendment carry but the DPA not deliver the development framework by December 2027 (because of the interdependencies outlined above) – the £200,000 that will need to be ringfenced in the budget reserve for that purpose will not then be available for any other use.

The Committee is therefore not able to support of the Committee *for* Housing's Amendment. It is premature to direct work when data needs to be updated (States Strategic Housing Indicator and a new SLAWs indicator will be developed during 2027) and it was not funded by the 2027 Budget. It would support an Amendment that prioritised the Development Framework for 2028.

Yours sincerely



Deputy Lindsay de Sausmarez
President