

Have your say

on the Island Development Plan Review

The Island Development Plan (IDP) is Guernsey's plan for how land is used to support the community and businesses, preserving and enhancing the natural and built environment.

This plan needs to be reviewed over time to make sure it continues to deliver our island's priorities. So, the Development & Planning Authority (DPA) has carried out a focused review, primarily concentrating on housing land supply, housing delivery and employment land supply, and we want to share these proposed changes with you.



The DPA's proposals would:

Support the development of private housing by:

- ✓ making sure there is a land supply for the next five years to allow for the development of at least 971 units for private market housing exceeding the amount set out in the States Strategic Housing Indicator (SSH) by 15%, through:
 - the remaining existing Housing Allocations
 - windfall development, where dwellings come forward under existing IDP policies
 - existing sites with planning permission
 - housing development under construction.
- ✓ removing GP11

Enable the delivery of Affordable Housing by:

- ✓ making sure there is a land supply for the next five years to develop 901 units for Affordable Housing, exceeding the amount set out in the States Strategic Housing Indicator (SSH) by 25%, by:
 - allocating six new sites specifically for Affordable Housing
 - using existing Housing Allocations owned by the States of Guernsey or Guernsey Housing Association
 - reallocating the Saltpans Key Industrial Area as a Mixed Use Development Area of which 60% can be used for Affordable Housing.

Reduce red tape and remove barriers to development by:

- ✓ reducing the number of instances where Development Frameworks are required, reserving these for more complex sites.
- ✓ extending the L'Aumone Local Centre boundary to include the Castel Hospital site which will remove barriers to the development of the site, while potentially making it easier to invest in the deteriorating protected building.

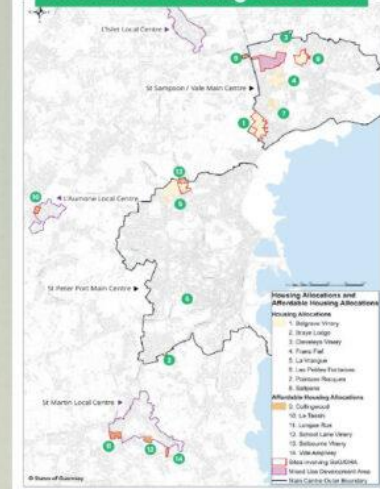
Ensure there is sufficient land and support for business use by:

- ✓ making the best use of Admiral Park, together with opportunities in St Peter Port and the Bridge for office space
- ✓ allocating the Lowlands Industrial Estate as a Business Park that can be used for bulky goods, retailing, office, light industry and storage & distribution uses
- ✓ retaining a minimum of 40% of Saltpans Mixed-Use Development Area for light industry and storage & distribution uses
- ✓ allowing light industry, storage & distribution on part of any future expansion at the airport
- ✓ making it quicker to change the use of certain vacant office, industrial and storage & distribution premises, by reducing the time they are required to be marketed for from 12 months to 6 months
- ✓ in exceptional circumstances, to maximize the use of existing primary and secondary office buildings, to allow for the change of use of residential accommodation to office use.

Support Guernsey's biodiversity by:

- ✓ updating the Areas of Biodiversity Importance (ABI) to reflect what is important now based on the latest research. This means designating 51 new ABIs, amending the boundaries of 15 and removing four. The overall effect of these changes will increase the amount of land designated as Areas of Biodiversity Importance by 140 hectares (860 vergées), giving a total of 334 hectares (2051 vergées)

Housing Allocation and Affordable Housing Allocation



The opportunity to address minor issues and clarifications which have been identified since the IDP was adopted relating to both the text of the IDP and the Proposals Map has also been taken and proposed amendments are made to address these.

That's a summary of the DPA's proposals, but you can shape the changes to the IDP through an independent inquiry.



Here's how you can have your say:

- View the proposed changes at gov.gg/IDPReview and submit your comments (representations) online before 5pm on Monday 29th July
- View a paper copy of the proposed changes at Edward T. Wheadon House, and make a written (paper) representation
- Paper copies of the proposed changes to the Plan are available for purchase at £67, from Edward T. Wheadon House or by emailing planning.inquiries@gov.gg
- Come along to a drop-in event on Saturday 29th June, from 9am until 3pm in the foyer at Beau Sejour
- Join the livestreamed online Q&A event, the details of which will be announced nearer to the time
- For full details of all the proposed amendments please see gov.gg/IDPReview
- Please note that in any future round of comments, it will only be possible to comment on matters which have already been raised in the first round of comments.