



IDP FOCUSED REVIEW

Island Development Plan – Summary of Revised Draft Plan Amendments, February 2025

Appendix 1 – Revised Draft Plan Amendments

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Appendix 1 - Revised Draft Plan Amendments

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Key

text	Represents a deletion of a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - changes to a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - new draft plan amendment

Reference/ Paragraph	Proposed Amendment	Reason
PAH3 (6.1.8)	<p>Add new paragraphs after paragraph 6.1.8:</p> <p>“In order to provide a land supply to meet the need for Affordable Housing identified in the States Strategic Housing Indicator, a number of sites have been allocated as Affordable Housing Sites. These are shown on the Proposals Map and listed in Annex II: Sites Allocated for Housing (Table 2).</p> <p>The Saltpans Mixed Use Development Area (see Policy MC12: Mixed Use Development Area) is shown on the Proposals Map and is listed in Annex II: Sites Allocated for Housing (Table 3). The site is allocated primarily for Affordable Housing, with light industrial and storage & distribution uses.</p> <p>The Affordable Housing Sites and the Saltpans Mixed Use Development Area are intended to be for Affordable Housing, however, to facilitate mixed tenure developments and/or the delivery of Affordable Housing development, a proportion of a site could be developed for private market housing which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority.</p>	<p>Policy amended to include reference to site allocations specifically for Affordable Housing that have been allocated to provide the required land supply. The Housing Land Supply Technical Report has found that additional sites are required to meet the need for Affordable Housing.</p> <p>Policy amended to include reference to the re- designation of the undeveloped land within the Saltpans Key Industrial Area as a Mixed-use Development Area which includes land allocated for Affordable Housing.</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>For allocated Affordable Housing Sites and the Saltpans Mixed Use Development Area, the Authority will consider the imposition of conditions on grant of planning permission or entering into a planning covenant to ensure that Affordable Housing is completed and made available before or alongside any private market development and retained as such in perpetuity. The mix of unit types, size and tenure provided in each case will be expected to be reflective of the demographic profile of households requiring housing. In establishing this requirement, the Authority will take into consideration the resolutions of the States of Guernsey and information produced by States' Committees relating to this issue, such as the most recent States Strategic Housing Indicator or any subsequent revised or amended document, any other relevant data or relevant direction by the States of Guernsey. It will be necessary to vary the mix of Affordable Housing and private market housing on a case by case basis, in order to respond to housing need at any specific time and in order to ensure the development is most appropriate for a particular location. In assessing proposals for allocated Affordable Housing sites and the Saltpans Mixed Use Development Area, the Authority will have regard to the provisions of the Supplementary Planning Guidance: Affordable Housing. This guidance will set out (amongst other things) the maximum number of private market units acceptable on these sites and may be amended from time to time by the Authority if evidence indicates that it is needed.</p> <p>Where appropriate to the site and location, allocated Affordable Housing Sites and the Saltpans Mixed Use Development Area can include complementary development as part of a comprehensive proposal for the site where this would support the housing development proposed. Such development could include small convenience retail, community uses and facilities or recreational facilities where this supports the particular housing development. The potential for supporting and complementary development will be considered in Development Frameworks."</p>	

Reference/ Paragraph	Proposed Amendment	Reason
PAH3A Replacing PAH3	<p>Add new paragraphs after 6.1.8:</p> <p>“In order to provide a land supply to address the need for Affordable Housing identified by the States Strategic Housing Indicator, a number of sites have been allocated as Affordable Housing Sites. These are shown on the Proposals Map and listed in Annex II: Sites Allocated for Housing (Table 2).</p> <p>The Saltpans Mixed-Use Development Area (see Policy MC12: Mixed-Use Development Area) is shown on the Proposals Map and is listed in Annex II: Sites Allocated for Housing (Table 3). The site is allocated primarily for Affordable Housing, with an element of private market housing, and with complementary community, recreational and commercial uses (minimum 25% of the site) to support the housing development. Development of complementary uses on the Saltpans Mixed-Use Development Area will help support the development of communities and a sense of place in this area.</p> <p>To ensure that development is well planned from the outset, a Development Framework will be required for the Saltpans Mixed-Use Development Area. The access and movement to and from the site in the context of the surrounding area, including the relationship with access to the Franc Fief Housing Allocation site to enable development of that allocation, and the site layout will be considered in the Development Framework. The Development Framework will also consider the complementary development and the relationship between the residential and complementary uses.</p> <p>The Committee for Employment & Social Security has commissioned Savills Urban Design Studio to produce a Strategic Delivery Framework, which seeks to provide a holistic plan that reinforces design and place-making principles for the IDP allocated sites in the St Sampson / Vale Main Centre and Main Centre Outer Area. The emerging</p>	<p>Policy amended to include reference to site allocations specifically for Affordable Housing that have been allocated to provide the required land supply. The Housing Land Supply Technical Report has found that additional sites are required to meet the need for Affordable Housing.</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>Strategic Delivery Framework is likely to give similar guidance to that found in a Development Framework and will be taken into account when considering planning applications for these sites. The Authority may also, if appropriate, approve the Strategic Delivery Framework (or parts of it), as Supplementary Planning Guidance in lieu of a Development Framework for the following sites: Franc Fief (Housing Allocation); and Saltpans Mixed-Use Development Area. The Authority will also consider the Strategic Delivery Framework and take it into account when considering any necessary updates to the following approved Development Frameworks: Belgrave Vinery (August 2021); Pointues Rocques (March 2019); Cleveleys Vinery (March 2018); Le Four Banal (July 2020); Leale's Yard (May 2020); Saltpans (April 2020).</p> <p>The Affordable Housing Sites and the Saltpans Mixed-Use Development Area are intended to be for Affordable Housing. However, to facilitate the delivery of Affordable Housing development, a minority of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>In order to assess proposals for allocated Affordable Housing sites and the Saltpans Mixed-Use Development Area, the Authority will have regard to the provisions of the Supplementary Planning Guidance: Affordable Housing. The Authority requires that planning applications be accompanied by evidence to demonstrate the need for any private market housing proposed in relation to the delivery of the development. This must include evidence that the proposal includes the optimal percentage of Affordable Housing that can be delivered, and evidence of agreement to the proposal from a registered Housing Association, including relevant contractual arrangements, and endorsement from the Committee <i>for</i> Employment & Social Security.</p>	

Reference/ Paragraph	Proposed Amendment	Reason
	<p>For allocated Affordable Housing Sites and the Saltpans Mixed-Use Development Area, the Authority will consider the imposition of conditions on grant of planning permission or entering into a planning covenant to ensure that Affordable Housing is completed and made available before or alongside any private market development and retained as such for the lifetime of the development.</p> <p>The mix of unit types, size and tenure provided in each case will be expected to be reflective of the demographic profile of households requiring housing. In establishing this requirement, the Authority will take into consideration the resolutions of the States of Guernsey and information produced by States' Committees relating to this issue, such as the most recent States Strategic Housing Indicator or any subsequent revised or amended document, and any other relevant data or relevant direction by the States of Guernsey. It will be necessary to vary the mix of Affordable Housing and private market housing on a case-by-case basis, in order to respond to housing need at any specific time and in order to ensure the development is the most appropriate for a particular location.</p> <p>Where appropriate to the site and location, allocated Affordable Housing Sites can include complementary development as part of a comprehensive proposal for the site where this would support the housing development proposed. Such development could include small convenience retail, community uses and facilities, employment uses like live-work units, or recreational facilities where this supports the particular housing development. The potential for supporting and complementary development will be considered in Development Frameworks."</p>	
PAH4 (6.1.10)	Add to and amend policy box for IDP policy MC2 to the following: amend policy box to the following:	Policy amended to include reference to site allocations specifically for Affordable Housing

Reference/ Paragraph	Proposed Amendment	Reason
	<p>“Policy MC2: Housing in Main Centres and Main Centre Outer Areas Proposals for housing development in Main Centres and Main Centre Outer Areas will be supported providing that:</p> <ol style="list-style-type: none"> a. they are in accordance with all other relevant policies of the Island Development Plan; and, b. where they are able to accommodate a variety of dwellings they provide an appropriate mix, size and type of dwellings; and, where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings. <p>Allocated housing sites identified on the Proposals Map can only be developed for housing and, where appropriate, complementary development appropriate to the site and location, as part of a comprehensive scheme taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>Allocated Affordable Housing Sites are identified on the Proposals Map. These sites, and part of the Saltpans Mixed Use Development Area, are intended to be for Affordable Housing, however, to facilitate mixed tenure developments and/or the delivery of Affordable Housing development, a proportion of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>Planning applications for allocated Affordable Housing Sites and the Saltpans Mixed Use Development Area will be expected to comply with the Supplementary Planning Guidance: Affordable Housing.</p>	<p>that have been allocated to provide the required land supply. The Housing Land Supply Technical Report has found that additional sites are required to meet the need for Affordable Housing.</p> <p>Policy amended to include reference to the re- designation of the Saltpans Key Industrial Area as a Mixed-Use Development Area which includes land for Affordable Housing, to reflect the findings of the Employment Land Supply Technical Report. Please also see reference PAAH3, PADF02, PAMT2</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>The following allocated sites require a Development Framework: Selbourne Vinery (Affordable Housing Allocation); Saltpans Mixed Use Development Area (Affordable Housing and light industry, storage and distribution); and Franc Fief (Housing Allocation). A Development Framework may be required for some windfall housing development in Main Centres and Main Centre Outer Areas if the site presents particular complexities that would best be addressed through site specific guidance.</p> <p>Where there is an approved Development Framework it will be taken into account when considering proposals for the site or area to which it relates.</p> <p>Development that is unlikely to inhibit the implementation of future housing development or inhibit the implementation of a Development Framework or prejudice the comprehensive development of allocated housing sites, allocated Affordable Housing sites or the Saltpans Mixed Use Development Area, may be supported where it is in accordance with all other relevant policies of the Island Development Plan.</p> <p>A Development Framework will be required for proposals of 10 or more new dwellings, for sites of over 0.25 hectares (1.5 vergées), and for proposals exceeding 2,000 square metres of gross floor area. An approved Development Framework will be taken into account when considering proposals for the site to which it relates.</p> <p>All proposals for housing development resulting in a net increase of 20 or more dwellings will be required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.</p> <p>Development of 5 or more dwellings or of a minimum of 1,000 square metres of floor</p>	

Reference/ Paragraph	Proposed Amendment	Reason
	<p>area will require a Site Waste Management Plan, to be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with. detail the amount and type of waste that will be produced on a construction site and how it will be minimised, reused, recycled on and off the site and how the remaining waste will be disposed of. Further guidance can be found in the Site Waste Management Planning Advice Note."</p>	
<p>PAH4A Replacing PAH4 (Policy MC2: Housing in Main Centres and Main Centre Outer Areas policy box)</p>	<p>Add to and amend policy box for IDP Policy MC2:</p> <p>"Allocated Affordable Housing Sites are identified on the Proposals Map. These sites, and part of the Saltpans Mixed-Use Development Area, are intended to be for Affordable Housing. However, to facilitate the delivery of Affordable Housing development, a minority of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>Planning applications for allocated Affordable Housing Sites and the Saltpans Mixed-Use Development Area will be expected to comply with the Supplementary Planning Guidance: Affordable Housing. The Authority requires that planning applications be accompanied by evidence to demonstrate the need for any private market housing proposed in relation to the delivery of the development. This must include evidence that the proposal includes the optimal percentage of Affordable Housing that can be delivered, and evidence of agreement to the proposal from a registered Housing Association, including relevant contractual arrangements, and endorsement from the Committee for Employment & Social Security.</p> <p>Development that is unlikely to inhibit the implementation of future housing</p>	<p>Policy amended to include reference to site allocations specifically for Affordable Housing that have been allocated to provide the required land supply. The Housing Land Supply Technical Report has found that additional sites are required to meet the need for Affordable Housing.</p> <p>Policy amended to include reference to the re- designation of the Saltpans Key Industrial Area as a Mixed-Use Development Area which includes land for Affordable Housing.</p>

Reference/ Paragraph	Proposed Amendment	Reason
	development or inhibit the implementation of a Development Framework and /or relevant Supplementary Planning Guidance or prejudice the comprehensive development of allocated housing sites, allocated Affordable Housing sites or the Saltpans Mixed-Use Development Area , may be supported where it is in accordance with all other relevant policies of the Island Development Plan.”	
PAH5 (12.1.3)	<p>Add new paragraphs after 12.1.3:</p> <p>“In order to provide a land supply to meet the need for Affordable Housing identified in the States Strategic Housing Indicator, a number of sites have been allocated as Affordable Housing Sites. These are shown on the Proposals Map and listed in Annex II: Sites Allocated for Housing (Table 2). These sites are intended to be for Affordable Housing, however, to facilitate mixed tenure developments and/or the delivery of Affordable Housing development, a proportion of a site could be developed for private market housing which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>The Authority will consider the imposition of conditions on grant of planning permission or entering into a planning covenant to ensure that Affordable Housing is completed and made available before or alongside any private market development and retained as such in perpetuity. The mix of unit types, size and tenure provided in each case will be expected to be reflective of the demographic profile of households requiring housing. In establishing this requirement, the Authority will take into consideration the resolutions of the States of Guernsey and information produced by States’ Committees relating to this issue, such as the most recent States Strategic Housing Indicator or any subsequent revised or amended document, any other relevant data or relevant direction by the States of Guernsey. It will be necessary to vary the mix</p>	<p>Policy amended to include reference to site allocations specifically for Affordable Housing that have been allocated to provide the required land supply. The Housing Land Supply Technical Report has found that additional sites are required to meet the need for Affordable Housing.</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>of Affordable Housing and private market housing on a case by case basis, in order to respond to housing need at any specific time and in order to ensure the development is most appropriate for a particular location.</p> <p>In assessing proposals for allocated Affordable Housing sites the Authority will have regard to the provisions of the Supplementary Planning Guidance: Affordable Housing.</p> <p>This guidance will set out (amongst other things) the maximum number of private market units acceptable on these sites and may be amended from time to time by the Authority if evidence indicates that it is needed.</p> <p>Where appropriate to the site and location, allocated Affordable Housing Sites can include complementary development as part of a comprehensive proposal for the site where this would support the housing development proposed. Such development could include small convenience retail, community uses and facilities or recreational facilities where this supports the particular housing development. The potential for supporting and complementary development will be considered in Development Frameworks.”</p>	
PAH5A Replacing PAH5	<p>Add new paragraphs after 12.1.3:</p> <p>“In order to provide a land supply to address the need for Affordable Housing identified by the States Strategic Housing Indicator, a number of sites have been allocated as Affordable Housing Sites. These are shown on the Proposals Map and listed in Annex II: Sites Allocated for Housing (Table 2). These sites are intended to be for Affordable Housing. However, to facilitate the delivery of Affordable Housing development, a minority of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into</p>	<p>Policy amended to include reference to site allocations specifically for Affordable Housing that have been allocated to provide the required land supply. The Housing Land Supply Technical Report has found that additional sites are required to meet the need for Affordable Housing.</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>account any Development Framework for the site which has been approved by the Authority.</p> <p>The Authority will consider the imposition of conditions on grant of planning permission or entering into a planning covenant to ensure that Affordable Housing is completed and made available before or alongside any private market development and retained as such for the lifetime of the development.</p> <p>The mix of unit types, size and tenure provided in each case will be expected to be reflective of the demographic profile of households requiring housing. In establishing this requirement, the Authority will take into consideration the resolutions of the States of Guernsey and information produced by States' Committees relating to this issue, such as the most recent States Strategic Housing Indicator or any subsequent revised or amended document, and any other relevant data or relevant direction by the States of Guernsey. It will be necessary to vary the mix of Affordable Housing and private market housing on a case-by-case basis, in order to respond to housing need at any specific time and in order to ensure the development is the most appropriate for a particular location.</p> <p>In assessing proposals for allocated Affordable Housing sites the Authority will have regard to the provisions of the Supplementary Planning Guidance: Affordable Housing. The Authority requires that planning applications be accompanied by evidence to demonstrate the need for any private market housing proposed in relation to the delivery of the development. This must include evidence that the proposal includes the optimal percentage of Affordable Housing that can be delivered, and evidence of agreement to the proposal from a registered Housing Association, including relevant contractual arrangements, and endorsement from the Committee <i>for</i> Employment & Social Security.</p>	

Reference/ Paragraph	Proposed Amendment	Reason
	<p>Where appropriate to the site and location, allocated Affordable Housing Sites can include complementary development as part of a comprehensive proposal for the site where this would support the housing development proposed. Such development could include small convenience retail, community uses and facilities, employment uses like live-work units, or recreational facilities where this supports the particular housing development. The potential for supporting and complementary development will be considered in Development Frameworks.</p> <p>The L'Aumone Local Centre Redevelopment Area is intended to provide an opportunity for comprehensive and holistic redevelopment that connects to and expands on the range of facilities on offer within the Local Centre, to support the sustainable development of the Local Centre, with a Care Village and a mixed-use area, both contributing different types of Affordable Housing, and the opportunity for complementary uses (refer to Policy LC8: L'Aumone Local Centre Redevelopment Area)."</p>	
PAH6 (12.1.10)	<p>Add to and amend policy box for IDP Policy LC2 to the following:</p> <p>"Policy LC2: Housing in Local Centres</p> <p>Proposals for housing development within Local Centres will be supported providing that:</p> <ul style="list-style-type: none"> a. each proposal is of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned and will not negatively affect the vitality and viability of the Main Centres or otherwise undermine the Spatial Policy; and, b. where able to accommodate a variety of dwellings the proposal provides 	<p>Policy amended to include reference to site allocations specifically for Affordable Housing that have been allocated to provide the required land supply. The Housing Land Supply Technical Report has found that additional sites are required to meet the need for Affordable Housing.</p> <p>Please also see reference</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>an appropriate mix, size and type of dwellings; and,</p> <p>c. where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings; and, in all cases the proposed development accords with other relevant policies of the Island Development Plan.</p> <p>Within Local Centres, allocated Affordable Housing Sites are identified on the Proposals Map. These sites are intended to be for Affordable Housing, however, to facilitate mixed tenure developments and/or the delivery of Affordable Housing development, a proportion of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>A Development Frameworks will be required for proposals of 5 or more new dwellings, for sites of over 0.125 hectares (0.75 vergées), and for proposals exceeding 1,000 square metres of gross floor area.the following Allocated Affordable Housing sites:- School Lane Vinery and Longue Rue. Development Frameworks may be required for some windfall housing development in Local Centres where the site presents particular complexities that would best be addressed through site-specific guidance. An approved Development Framework will be taken into account when considering proposals for the site to which it relates.</p> <p>Planning applications for allocated Affordable Housing Sites will be expected to comply with the Supplementary Planning Guidance: Affordable Housing.</p> <p>Development that is unlikely to inhibit the implementation of future housing development or inhibit the implementation of a Development Framework or prejudice</p>	<p>PADF08, PAMT4, PAAH5, PAMA110, PAMA128, PAMA129</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>the comprehensive development of allocated Affordable Housing sites, may be supported where it is in accordance with all other relevant policies of the Island Development Plan.</p> <p>All proposals for housing development resulting in a net increase of 20 or more dwellings will be required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.</p> <p>Development of 5 or more dwellings or of a minimum of 1,000 square metres of floor area will require a Site Waste Management Plan, to be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with. detail the amount and type of waste that will be produced on a construction site and how it will be minimised, reused, recycled on and off the site and how the remaining waste will be disposed of. Further guidance can be found in the Site Waste Management Planning Advice Note.</p> <p>Existing specialised housing sites located within Local Centres will be permitted to extend the existing use on to land adjoining the site where this extends beyond the Local Centre boundary, providing that proposals accord with all other relevant policies of the Island Development Plan."</p>	
PAH6A Replacing PAH6	<p>Add to policy box for IDP Policy LC2:</p> <p>"Within Local Centres, allocated Affordable Housing Sites are identified on the Proposals Map. These sites are intended to be for Affordable Housing. However, to facilitate the delivery of Affordable Housing development, a minority of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the</p>	<p>Policy amended to include reference to site allocations specifically for Affordable Housing that have been allocated to provide the required land supply. The Housing Land Supply Technical Report has found that additional sites are required to meet</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>site which has been approved by the Authority.</p> <p>Planning applications for allocated Affordable Housing Sites will be expected to comply with the Supplementary Planning Guidance: Affordable Housing. The Authority requires that planning applications be accompanied by evidence to demonstrate the need for any private market housing proposed in relation to the delivery of the development. This must include evidence that the proposal includes the optimal percentage of Affordable Housing that can be delivered, and evidence of agreement to the proposal from a registered Housing Association, including relevant contractual arrangements, and endorsement from the Committee <i>for</i> Employment & Social Security.</p> <p>Development that is unlikely to inhibit the implementation of future housing development or inhibit the implementation of a Development Framework or prejudice the comprehensive development of allocated Affordable Housing sites, may be supported where it is in accordance with all other relevant policies of the Island Development Plan.”</p>	the need for Affordable Housing.
PAH8 (Annex II)	<p>Amend Annex II title: Sites Allocated as for Housing Sites</p> <p>Amend paragraph II.1 to the following:</p> <p>II.1 The following sites (as indicated on the Proposals Map) are allocated as housing sites under Policy MC2: Housing in Main Centres and Main Centre Outer Areas and Policy LC2: Housing in Local Centres:</p> <p>Table 1 Sites Allocated as Housing Sites</p>	<p>Amendments to the Annex to update the status of existing housing site allocations and to add new site allocations, including those specifically for Affordable Housing.</p>

Reference/ Paragraph	Proposed Amendment		Reason
	Site name	Location	
	Belgrave Vinery	Belgrave Lane, St Sampson	
	Braye Lodge	Ruettes Brayes, St Martin	
	Cleveleys Vinery	La Route du Braye, Vale	
	Franc Fief	Rue Queripel, St Sampson	
	La Vrangue	La Vrangue, St Peter Port	
	Les Petites Fontaines	Les Petites Fontaines, St Peter Port	
	Pointues Rocques	Rue Des Pointues Rocques, St Sampson	
	Saltpans	Saltpans Road, St Sampson	
	Bougourd Ford	Grange Road, St Peter Port	
	Education offices	Grange Road, St Peter Port	
	Former Priaux Garage	Les Oberlands, St Peter Port	
	King’s Club	King’s Road, St Peter Port	
	Les Bas Courtils	Les Bas Courtils Road, St Sampson	
	Maurepas Road	Maurepas Road, St Peter Port	
	Warry’s Bakery	Le Grand Bouet, St Peter Port	
	<p>The following sites (as indicated on the Proposals Map) are allocated as Affordable Housing Sites under Policy MC2: Housing in Main Centres and Main Centre Outer Areas and Policy LC2: Housing in Local Centres:</p> <p>Table 2 Sites Allocated as Affordable Housing Sites</p>		
	Site name	Location	
	Le Tassin	Ruette De La Croix, Castel	
	Collingwood	Route Militaire, St Sampson	

Reference/ Paragraph	Proposed Amendment		Reason												
	<table><tr><td>School Lane Vinery</td><td>Rue De La Vallée, St Martin</td></tr><tr><td>Ville Amphrey</td><td>Ville Amphrey, St Martin</td></tr><tr><td>Longue Rue</td><td>Longue Rue, St Martin</td></tr><tr><td>Selbourne Vinery</td><td>Route Des Coutanchez, St Peter Port</td></tr></table> <p>The following site (as indicated on the Proposals Map) is allocated as a Mixed-Use Development Area including housing under Policy MC12: Mixed Use Development Area:</p> <p>Table 3 Sites Allocated as Mixed-use Development Area</p> <table><tr><th>Site name</th><th>Location</th></tr><tr><td>Saltpans Mixed-Use Development Area</td><td>Saltpans Road, St Sampson</td></tr></table>		School Lane Vinery	Rue De La Vallée, St Martin	Ville Amphrey	Ville Amphrey, St Martin	Longue Rue	Longue Rue, St Martin	Selbourne Vinery	Route Des Coutanchez, St Peter Port	Site name	Location	Saltpans Mixed-Use Development Area	Saltpans Road, St Sampson	
School Lane Vinery	Rue De La Vallée, St Martin														
Ville Amphrey	Ville Amphrey, St Martin														
Longue Rue	Longue Rue, St Martin														
Selbourne Vinery	Route Des Coutanchez, St Peter Port														
Site name	Location														
Saltpans Mixed-Use Development Area	Saltpans Road, St Sampson														
PAH8a (Annex II)	<p>Annex II Sites Allocated as for Housing-</p> <p>Sites Amend paragraph II.1 to the following:</p> <p>II.1 The following sites (as indicated on the Proposals Map) are allocated as housing sites under Policy MC2: Housing in Main Centres and Main Centre Outer Areas and Policy LC2: Housing in Local Centres:</p> <p>Table 1 Sites Allocated as Housing Sites</p> <table><tr><th>Site name</th><th>Location</th></tr><tr><td>Braye Lodge</td><td>Ruettes Brayes, St Martin</td></tr><tr><td>Cleveleys Vinery</td><td>La Route du Braye, Vale</td></tr></table>		Site name	Location	Braye Lodge	Ruettes Brayes, St Martin	Cleveleys Vinery	La Route du Braye, Vale	Amendments to the Annex to update the status of existing housing site allocations and to add new site allocations, including those specifically for Affordable Housing.						
Site name	Location														
Braye Lodge	Ruettes Brayes, St Martin														
Cleveleys Vinery	La Route du Braye, Vale														

Reference/ Paragraph	Proposed Amendment		Reason										
	Franc Fief	Rue Queripel, St Sampson											
	La Vrangue	La Vrangue, St Peter Port											
	Les Petites Fontaines	Les Petites Fontaines, St Peter Port											
	Pointues Rocques	Rue Des Pointues Rocques, St Sampson											
	Saltpans (Parc Le Lacheur)	Saltpans Road, St Sampson											
	Belgrave Vinery¹	Belgrave Lane, St Sampson											
	Bougourd Ford	Grange Road, St Peter Port											
	Education offices	Grange Road, St Peter Port											
	Former Priaux Garage	Les Oberlands, St Peter Port											
	King's Club	King's Road, St Peter Port											
	Les Bas Courtils	Les Bas Courtils Road, St Sampson											
	Maurepas Road	Maurepas Road, St Peter Port											
	Warry's Bakery	Le Grand Bouet, St Peter Port											
	<p>The following sites (as indicated on the Proposals Map) are allocated as Affordable Housing Sites under Policy MC2: Housing in Main Centres and Main Centre Outer Areas and Policy LC2: Housing in Local Centres:</p> <p>Table 2 Sites Allocated as Affordable Housing Sites</p> <table><tr><th>Site name</th><th>Location</th></tr><tr><td>Regency Vinery</td><td>Steam Mill Lane, St Martin</td></tr><tr><td>Route Carre</td><td>Route Carre, St Sampson</td></tr><tr><td>Le Penage</td><td>Les Caches, St Martin</td></tr><tr><td>Two Acres</td><td>La Planque Lane, Forest</td></tr><tr><td>Les Caches Farm</td><td>Rue Des Caches, St Pierre Du Bois</td></tr></table>			Site name	Location	Regency Vinery	Steam Mill Lane, St Martin	Route Carre	Route Carre, St Sampson	Le Penage	Les Caches, St Martin	Two Acres	La Planque Lane, Forest
Site name	Location												
Regency Vinery	Steam Mill Lane, St Martin												
Route Carre	Route Carre, St Sampson												
Le Penage	Les Caches, St Martin												
Two Acres	La Planque Lane, Forest												
Les Caches Farm	Rue Des Caches, St Pierre Du Bois												

¹ See Draft Amendment PAE71

Reference/ Paragraph	Proposed Amendment		Reason
	La Trouserie	Route De La Mare, Castel	
	Niche Vinery	Route De La Mare, Castel	
	Whispers	Rue Des Goddards, Castel	
	The following site (as indicated on the Proposals Map) is allocated as a Mixed-Use Development Area under Policy MC12: Mixed-Use Development Area: Table 3 Sites Allocated as Mixed-use Development Area		
	Site name	Location	
	Saltpans Mixed-Use Development Area	Saltpans Road, St Sampson	
PAH20 {Proposals Map}	Add as Affordable Housing site allocation Ville Amphrey.		Amendment to reflect the Authority’s decisions on Affordable Housing allocation sites.
PAH23 {Proposals Map}	Amend the St Martin Local Centre boundary to include Ville Amphrey.		Amendment to reflect the Authority’s decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres.
PAH28 {Proposals Map}	Add as Affordable Housing site allocation Le Tassin.		Amendment to reflect the Authority’s decisions on Affordable Housing allocation sites.
PAH29 {Proposals Map}	Add as Affordable Housing site allocation Longue Rue.		Amendment to reflect the Authority’s decisions on Affordable Housing allocation sites.
PAH30	Add as Affordable Housing site allocation Collingwood.		Amendment to reflect the Authority’s

Reference/ Paragraph	Proposed Amendment	Reason
(Proposals Map)		decisions on Affordable Housing allocation sites.
PAH32 (Proposals Map)	Amend the L'Aumone Centre boundary to include Le Tassin.	Amendment to reflect the Authority's decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres.
PAH33 (Proposals Map)	Amend the St Martin Local Centre boundary to include Longue Rue.	Amendment to reflect the Authority's decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres.
PAH34 (Proposals Map)	Amend the St Sampson / Vale Main Centre Outer Area boundary to include Collingwood.	Amendment to reflect the Authority's decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres.
PAH36 (Proposals Map)	Add as Affordable Housing site allocation School Lane Vinery.	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites.
PAH37 (Proposals Map)	Add as Affordable Housing site allocation Selbourne Vinery.	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites.
PAH38 (Proposals Map)	Amend the St Martin Local Centre boundary to include School Lane Vinery.	Amendment to reflect the Authority's decisions on site

Reference/ Paragraph	Proposed Amendment	Reason
		allocations and consequent amendments to the boundaries of Main Centres and Local Centres.
PAH39 (Proposals Map)	Amend the St Peter Port Main Centre Outer Area boundary to include Selbourne Vinery.	Amendment to reflect the Authority's decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres.
PAH41	Add as Affordable Housing site allocation: <ul style="list-style-type: none"> Regency Vinery. 	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites.
PAH42	Amend the St Peter Port Main Centre Outer Area boundary to include Regency Vinery	Amendment to reflect the Authority's decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres
PAH43	Add as Affordable Housing site allocation: <ul style="list-style-type: none"> Route Carre 	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites
PAH44	Amend the L'Islet Local Centre boundary to include Route Carre	Amendment to reflect the Authority's decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres
PAH45	Add as Affordable Housing site allocation: <ul style="list-style-type: none"> Le Penage 	Amendment to reflect the Authority's decisions on

Reference/ Paragraph	Proposed Amendment	Reason
		Affordable Housing allocation sites
PAH46	Amend the St Martin Local Centre boundary to include Le Penage	Amendment to reflect the Authority's decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres
PAH47	Add as Affordable Housing site allocation: <ul style="list-style-type: none"> Two Acres 	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites
PAH48	Amend the Forest West Local Centre boundary to include Two Acres	Amendment to reflect the Authority's decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres
PAH49	Add as Affordable Housing site allocation: <ul style="list-style-type: none"> Les Caches Farm 	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites
PAH50	Amend the St Pierre Du Bois Local Centre boundary to include Les Caches Farm	Amendment to reflect the Authority's decisions on site allocations and consequent amendments to the boundaries of Main Centres and Local Centres
PAH51	Add as Affordable Housing site allocation: <ul style="list-style-type: none"> La Trousserie 	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites

Reference/ Paragraph	Proposed Amendment	Reason
PAH52	Add as Affordable Housing site allocation: <ul style="list-style-type: none"> Niche Vinery 	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites
PAH53	Add as Affordable Housing site allocation: <ul style="list-style-type: none"> Whispers 	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites
PAH54	Amend the boundary of Saltpans housing allocation site	Amendment to site boundary to reflect current land availability and ownership
PAH55 (1.4.13) Revising PEA 26	Amend the location-specific policy areas box as follows: "Mixed-Use Development Area A Mixed-Use Development Area is identified at Saltpans primarily for Affordable Housing, with an element of private market housing, and with a minimum of 25% of the site for complementary community, recreational and commercial uses to support the housing development."	To reflect the proposed Saltpans Mixed-Use Development Area
PAH56 Revising PEA27	Add Section 9.4 as follows: "Section 9.4 Mixed-Use Development Area 9.4.1 The Proposals Map identifies a Mixed-Use Development Area at Saltpans within the St. Sampsons/Vale Main Centre Outer Area. The site is 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. 9.4.2 The housing allocation on this site is intended to be for Affordable Housing. However, to facilitate the delivery of the Affordable Housing development, a minority of the housing development could be for private market housing which must	To set out the policy approach for the proposed Saltpans Mixed-Use Development Area

Reference/ Paragraph	Proposed Amendment	Reason
	<p>be part of a comprehensive scheme for the whole site taking into account the Development Framework for the site once approved by the Authority.</p> <p>9.4.3 In assessing proposals for the Saltpans Mixed-Use Development Area, the Authority will have regard to the provisions of the Supplementary Planning Guidance: Affordable Housing.</p> <p>9.4.4 The Authority will consider the imposition of conditions on grant of planning permission or entering into a planning covenant to ensure that Affordable Housing is completed and made available before or alongside any private market development and retained as such for the lifetime of the development. The mix of unit types, size and tenure provided would be informed by information produced by other States' Committees relating to this issue, such as the most recent States Strategic Housing Indicator or any subsequent amended or revised document produced by the Committee <i>for the</i> Environment & Infrastructure, the housing waiting lists held by the Committee <i>for</i> Employment & Social Security or any relevant direction by the States of Guernsey. It will be necessary for the mix of Affordable Housing and private market housing to respond to housing need at the time in order to ensure the development is the most appropriate for the location.</p> <p>9.4.5 Proposals must include complementary development as part of a comprehensive proposal for the site to support the housing development proposed, evidenced by analysis of the need for such uses. Such development could include for example convenience retail, community uses and facilities, employment uses like live-work units, or recreational facilities. The location and relationship between the complementary uses and the residential uses needs careful consideration and design.</p>	

Reference/ Paragraph	Proposed Amendment	Reason
	<p>9.4.6 Access and movement to and from the site and the surrounding area needs to be considered. There are potential opportunities for the site to enhance and improve connections in the wider area. The emerging Better Transport Plan for the North of Guernsey must be taken into account and inform development proposals.</p> <p>9.4.7 To ensure that development is well planned from the outset, a Development Framework will be required for the Saltpans Mixed-Use Development Area. The access and movement to and from the site in the context of the surrounding area, including the relationship with access to the Franc Fief Housing Allocation site to enable development of that allocation, and the site layout will be considered in the Development Framework. The Development Framework will also consider the complementary development and the relationship between the residential and complementary uses. The Development Framework process will also ensure the public have the opportunity to study and comment on development proposals before being formally submitted as a planning application. Development Frameworks are explained in Annex III: Development Frameworks and Local Planning Briefs.</p> <p>9.4.8 The Committee <i>for</i> Employment & Social Security has commissioned Savills Urban Design Studio to produce a Strategic Delivery Framework, which seeks to provide a holistic plan that reinforces design and place-making principles for the IDP allocated sites in the St Sampson / Vale Main Centre and Main Centre Outer Area. The emerging Strategic Delivery Framework is likely to give similar guidance to that found in a Development Framework and will be taken into account when considering planning applications for these sites. The Authority may also, if appropriate, approve the</p>	

Reference/ Paragraph	Proposed Amendment	Reason
	<p>Strategic Delivery Framework (or parts of it), as Supplementary Planning Guidance in lieu of a Development Framework for the Saltpans Mixed-Use Development Area.</p> <p>9.4.9 Once approved the Development Framework will form Supplementary Planning Guidance and will be taken into account when considering development proposals for the site. Where a Development Framework has been approved for the site, proposals will be expected to accord with it. There can be more than one Development Framework for a site. Proposals which accord with the policies of the Island Development Plan and an approved Development Framework will be supported.</p> <p>9.4.10 Development may be supported prior to the approval of a Development Framework where a proposed development is of a minor or inconsequential nature such it is unlikely to prejudice the outcome of the Development Framework process or inhibit the implementation of the residential, or complementary development or would not prejudice the comprehensive development of the site.</p> <p>Policy MC12: Mixed-Use Development Area</p> <p>The Mixed-Use Development Area at Saltpans is 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.</p> <p>In all cases, development of or within the Mixed-Use Development Area must accord with all the relevant policies of the Island Development Plan.</p> <p>Where a Development Framework for the Mixed-Use Development Area has been approved this will be taken into account in assessing development proposals for the</p>	

Reference/ Paragraph	Proposed Amendment	Reason
	<p>area. Proposals which are in accordance with an approved Development Framework will be supported.</p> <p>Where there is not an approved Development Framework for the Mixed-Use Development Area, or where a proposed development is of a minor or inconsequential nature, proposals will be supported providing that the development:</p> <ul style="list-style-type: none"> a. would not prejudice the outcomes of the Development Framework process; or, b. would not inhibit the implementation of an approved Development Framework; and, c. in all cases accords with all relevant policies of the Island Development Plan.” 	
PAH57 Revising PEA 29	Add the following term to the Glossary: “Mixed-Use Development Area A Mixed-Use Development Area is identified at Saltpans, as designated on the Proposals Map, and is required to be developed 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. See Policy MC12: Mixed-Use Development Area.”	Proposed new designation of a Mixed-Use Development Area
PAH58 (4.1.18)	Amend paragraph 4.1.8 to the following: “Residential development will be delivered through a number of mechanisms set out within the Island Development Plan. The Proposals Map indicates a number of sites designated specifically for housing development including Housing Allocations, an Affordable Housing Allocation, and the Saltpans Mixed-Use Development Area – see Annex II: Sites Allocated for Housing. There is potential for significant residential development within the Regeneration Areas and the Harbour Action Areas, explained below. Housing will also be delivered through ‘windfall sites’, or sites that are not specifically designated for housing but where the policies of the Island Development Plan would support such development (see Policy MC2: Housing in Main Centres and	Amendment to reflect the Authority’s decisions on Affordable Housing allocation sites

Reference/ Paragraph	Proposed Amendment	Reason
	Main Centre Outer Areas and Policy GP11: Affordable Housing). "	
PAH59 (10.1.9)	Amend paragraph 10.1.9 to the following: "This section of the Island Development Plan is structured around the three main topics of living, working and spending leisure time. With regard to residential development, the Island Development Plan makes provision for new housing within the Local Centres through allocated Affordable Housing sites , the development of 'windfall sites' that satisfy all of the relevant policies of the Island Development Plan and through the conversion of existing buildings and subdivision of existing housing."	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites
PAH60 (1.4.13)	Add to the location-specific policy areas box as follows: "Affordable Housing Allocation Affordable Housing Allocations are sites in the St Peter Port Main Centre Outer Area and the Local Centres which are identified to be used for Affordable Housing development. However, to facilitate the delivery of Affordable Housing development, a minority of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority."	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites
PAH61 (Glossary)	Add the following term: "Affordable Housing Allocation Affordable Housing Allocations are sites in the St Peter Port Main Centre Outer Area and the Local Centres which are identified to be used for Affordable Housing development. However, to facilitate the delivery of Affordable Housing development, a minority of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority."	Amendment to reflect the Authority's decisions on Affordable Housing allocation sites

Land for offices, industry and storage & distribution

Key

text	Represents a deletion of a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - changes to a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - new draft plan amendment

Reference/ Paragraph	Proposed amendment	Reason
PAE1 (7.2.15)	Amend paragraph 7.2.15 as follows: “Despite this, some stand-alone industrial sites and storage and distribution sites are located with good access to the inter harbour route, which is the main road running along the east coast between the Main Centres, and therefore benefit from quick and easy access to the seaports. In general, the Authority will seek to retain these sites within the industrial and storage and distribution sectors. These will only be released for other uses in exceptional circumstances where the premises accommodation is are no longer required meets user requirements due to its age and condition and is incapable of being upgraded to modern standards in a manner that is viable. There will also be a need to and the applicant demonstrates that the property premises has remained empty or vacant, despite being actively and appropriately marketed for 12 6 consecutive months.”	It is proposed to amend the policy wording to ensure that the policy tests are proportionate, clear and consistent.
PAE1a	Amend paragraph 7.2.15 as follows: “Despite this, some stand-alone industrial sites and storage and distribution sites are located with good access to the inter-harbour route, which is the main road running along the east coast between the Main Centres, and therefore benefit from quick and easy access to the seaports. In general, the Authority will seek to retain these sites within the industrial and storage and distribution sectors. These will only be released for other uses in exceptional circumstances where the premises accommodation is are no longer required meets user requirements due to its age and condition and is incapable	It is proposed to amend the policy wording to correct a typo and ensure that the policy tests are proportionate, clear and

Reference/ Paragraph	Proposed amendment	Reason
	of being upgraded to modern standards in a manner that is viable. There will also be a need to and the applicant demonstrates that the property premises has have remained empty or vacant, despite being actively and appropriately marketed for 12 6 consecutive months."	consistent.
PAE14 (1.4.13)	Amend the location-specific policy area box as follows: "Key Industrial Expansion Area Key Industrial Expansion Areas are located at La Villiaze and adjacent to Longue Hougue and Northside Key Industrial Areas and are reserved for industrial and storage and distribution uses."	To reflect the reduced number of Key Industrial Expansion Areas.
PAE14a (1.4.13) Replacing PAE14	Amend the location-specific policy area box as follows: "Key Industrial Area Four Five Key Industrial Areas have been identified at Pitronnerie Road, Northside, Saltpans, Belgrave and Longue Hougue providing the focus for industry and storage and distribution development." "Key Industrial Expansion Area Key Industrial Expansion Areas are located at La Villiaze and adjacent to Belgrave, Longue Hougue and Northside Key Industrial Areas and are reserved for industrial and storage and distribution uses.	To reflect the change in the number of Key Industrial Expansion Areas.
PAE15 (4.1.7)	Amend paragraph 4.1.7 as follows: "The Island Development Plan recognises the role of the Main Centres of Town and the Bridge. These areas provide the greatest scope for social, economic and environmental development and change to take place. This development will need to be balanced and managed in such a way as to enable change to take place while protecting those elements of the historic physical environment that contribute positively to the local character. For the specific purpose of office development, the Main Centre policies apply to Admiral Park and, for industrial development, the Main Centre Outer Area policies apply to the Saltpans Key Industrial Area and Key Industrial Expansion Area, in line with the direction provided by the Strategic Land Use Plan."	Saltpans Key Industrial Area falls within the Main Centre Outer Area, therefore it is not necessary to state the policies for the Main Centre Outer Area will apply. As the wording required amendment

Reference/ Paragraph	Proposed amendment	Reason
		to reflect the reduced number of Key Industrial Expansion Areas, it is considered appropriate to remove the entire reference to Saltpans Key Industrial Area.
PAE15a (4.1.7) Replacing PAE15	<p>Amend paragraph 4.1.7 as follows:</p> <p>“The Island Development Plan recognises the role of the Main Centres of Town and the Bridge. These areas provide the greatest scope for social, economic and environmental development and change to take place. This development will need to be balanced and managed in such a way as to enable change to take place while protecting those elements of the historic physical environment that contribute positively to the local character. For the specific purpose of office development, the Main Centre policies also apply to Admiral Park and for industrial, storage and distribution development the Main Centre policies also apply to, for industrial development, the Main Centre Outer Area policies apply to the Belgrave Saltpans Key Industrial Area. and Key Industrial Expansion Area,</p>	<p>To clarify that Main Centre policies apply to the Belgrave Key Industrial Area. Saltpans Key Industrial Area falls within the Main Centre Outer Area, therefore, it is not necessary to state the policies for the Main Centre Outer Area will apply. As the wording required amendment to reflect the change in the number of Key Industrial Expansion Areas, it is considered appropriate to remove the entire</p>

Reference/ Paragraph	Proposed amendment	Reason
		reference to Saltpans Key Industrial Area.
PAE17 (4.1.22)	Amend paragraph 4.1.22 as follows: “The Island Development Plan also makes provision for a range of industrial and storage & distribution development uses at the Saltpans Key Industrial Area and adjoining land (through designation as a Mixed Use Development Area) and Key Industrial Expansion Area which is identified by the Strategic Land Use Plan as a key area for the growth of this economic sector.”	To reflect the range of sectors and the Mixed-Use Development Area proposed for Saltpans.
PAE17a (4.1.22) Replacing PAE17	Amend paragraph 4.1.22 as follows: “The Island Development Plan also makes provision for a range of industrial and storage & distribution development uses at the Saltpans Key Belgrave Key Industrial Area. and adjoining land (through designation as a Mixed Use Development Area) and Key Industrial Expansion Area.”	To reflect the range of sectors proposed for Belgrave Key Industrial Area
PAE18 (7.2.8)	Amend paragraph 7.2.8 as follows: “There are four Key Industrial Areas identified on the Proposals Map, Longue Hougue and Northside have each with an identified Key Industrial Expansion Area.”	To reflect the reduced number of Key Industrial Expansion Areas.
PAE18a (7.2.8) Replacing PAE18	Amend paragraph 7.2.8 as follows: “There are four five Key Industrial Areas identified on the Proposals Map, Belgrave, Longue Hougue and Northside each have an identified Key Industrial Expansion Area.”	To reflect the number of Key Industrial Areas and Key Industrial Expansion Areas.
PAE19 (Glossary)	Amend the definition of the term Key Industrial Area in the Glossary as follows: “Key Industrial Areas have been identified as areas where industrial and storage and distribution development should be consolidated. There are four Key Industrial Areas identified in the Island Development Plan as shown on the Proposals Map (Pitronnerie Road, Northside, Saltpans and Longue Hougue) each with an identified Key Industrial Expansion Area. See Policy MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – Within Key Industrial Areas and Key Industrial	To reflect the reduced number of Key Industrial Expansion Areas.

Reference/ Paragraph	Proposed amendment	Reason
	Expansion Areas and Policy MC5(B): Industry Storage and Policy”	
PAE19a (Glossary) Replacing PAE19	Key Industrial Areas have been identified as areas where industrial and storage and distribution development should be consolidated. There are four five Key Industrial Areas identified in the Island Development Plan as shown on the Proposals Map (Pitronnerie Road, Northside, Saltpans, Belgrave and Longue Hougue) each with an identified Key Industrial Expansion Area. See Policy MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Within Key Industrial Areas and Key Industrial Expansion Areas and Policy MC5(B): Industry Storage and Policy	To reflect the number of Key Industrial Areas and Key Industrial Expansion Areas.
PAE20 (Glossary)	Amend the definition of the term Key Industrial Expansion Area as follows: “Key Industrial Expansion Areas are identified on land adjacent to Longue Hougue the and Northside Key Industrial Areas and at La Villiaze, St. Saviours as shown on the Proposals Map. See Policy MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Within Key Industrial Areas and Key Industrial Expansion Areas, Policy MC5(B): Industry Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Outside of the Key Industrial Areas and Key Industrial Expansion Areas and Policy OC3: Offices, Industry and Storage and Distribution Outside of the Centres.”	To reflect the reduced number of Key Industrial Expansion Areas.
PAE20a (Glossary) Replacing PAE20	Amend the definition of the term Key Industrial Expansion Area as follows: “Key Industrial Expansion Areas are identified on land adjacent to Belgrave, Longue Hougue the and Northside Key Industrial Areas and at La Villiaze, St. Saviours as shown on the Proposals Map. See Policy MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Within Key Industrial Areas and Key Industrial Expansion Areas, Policy MC5(B): Industry Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - Outside of the Key Industrial Areas and Key Industrial Expansion Areas and Policy OC3: Offices, Industry and Storage and Distribution Outside of the Centres.”	To reflect the number of Key Industrial Expansion Areas.
PAE22 (7.2.12)	Add new paragraph after 7.2.12 as follows: “In addition to the Key Industrial Areas and Key Industrial Expansion Areas, the IDP	To reflect the proposed provision for

Reference/ Paragraph	Proposed amendment	Reason
	makes provision for new light industry and storage & distribution uses within the Mixed Use Development Area at Saltpans and within the Business Park identified at Lowlands Industrial Park (See Policy MC12: Mixed Use Development Area and Policy MC13: Business Park)."	industrial and storage & distribution uses at Saltpans Mixed Use Development Area and Lowlands Business Park.
PAE22a (7.2.12)	Add new paragraph after 7.2.12 as follows: "In addition to the Key Industrial Areas and Key Industrial Expansion Areas, the IDP makes provision for new light industry and storage & distribution uses within the Business Park identified at Lowlands Industrial Park (See Policy MC12: Mixed-Use Development Area and Policy MC13: Business Park)."	To reflect the proposed provision for industrial and storage & distribution uses at Lowlands Business Park.
PAE23 (7.2.13)	Amend paragraph 7.2.13 as follows: "Outside of the Key Industrial Areas, and Key Industrial Expansion Areas, Saltpans Mixed Use Development Area and Lowlands Business Park proposals for new storage and distribution uses will only be supported where this could be achieved through the conversion of an existing building a building (see Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings—Demolition and Redevelopment) and where the proposed new use would not have any unacceptable adverse impacts on the amenities of surrounding uses. Outside of these areas, new industrial uses will only be supported where this is of a type that could be acceptably located within a Main Centre on upper floors or is in relation to an industry that has a locational requirement to be located in the Main Centres for its successful operation such as the fishing industry in St Peter Port and St Sampson Harbours. Therefore, depending on an assessment of the likely impact of the particular use on surrounding uses and infrastructure, it can be acceptable for these uses to be	To reflect the proposed provision for industrial and storage & distribution uses at Saltpans Mixed Use Development Area and Lowlands Business Park. Please also see reference PAE5.

Reference/ Paragraph	Proposed amendment	Reason
	<p>located within the Main Centres, including on upper floors within the Core Retail Areas, where appropriate, where this would support the vitality and viability of the Main Centre. This is further explained below. In Main Centre Outer Areas, new industrial use will only be supported where this can be achieved through the conversion of a redundant an existing building (Policy GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings – Demolition and Redevelopment) and where the proposed new use would not have any unacceptable adverse impacts on neighbouring uses.”</p>	
<p>PAE23a (7.2.13) Replacing PAE23</p>	<p>Amend paragraph 7.2.13 as follows: “Outside of the Key Industrial Areas, and Key Industrial Expansion Areas, and Lowlands Business Park proposals for new storage and distribution uses will only be supported where this could be achieved through the conversion of an existing building a building (see Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings – Demolition and Redevelopment) and where the proposed new use would not have any unacceptable adverse impacts on the amenities of surrounding uses. Outside of these areas, new industrial uses will only be supported where this is of a type that could be acceptably located within a Main Centre on upper floors or is in relation to an industry that has a locational requirement to be located in the Main Centres for its successful operation such as the fishing industry in St Peter Port and St Sampson Harbours. Therefore, depending on an assessment of the likely impact of the particular use on surrounding uses and infrastructure, it can be acceptable for these uses to be located within the Main Centres, including on upper floors within the Core Retail Areas, where appropriate, where this would support the vitality and viability of the Main Centre. This is further explained below. In Main Centre Outer Areas, new industrial use will only be supported where this can be achieved through the conversion of a redundant an an existing building (Policy GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings – Demolition and Redevelopment) and where the proposed new</p>	<p>To reflect the proposed release of land at Saltpans Mixed Use development Area and provision for industrial and storage & distribution uses at Lowlands Business Park. Please also see reference PAE5.</p>

Reference/ Paragraph	Proposed amendment	Reason
	use would not have any unacceptable adverse impacts on neighbouring uses.”	
PAE24 (7.2.14)	Amend paragraph 7.2.14 as follows: “In Main Centres, o Outside of the Key Industrial Areas, and the Key Industrial Expansion Areas, Saltpans Mixed Use Development Area and Lowlands Business Park the Island Development Plan makes provision for situations where it will be appropriate to consider alternative uses on existing standalone industrial sites to ensure the most effective and efficient use of land. Proposals for the change of use of existing industrial and storage and distribution premises outside of the Key Industrial Areas to alternative uses will be generally supported within and around the Main Centres where the new use contributes positively to the vitality and viability of the Main Centre or Main Centre Outer Area and providing the proposed use accords with all the other relevant policies of the Island Development Plan. The Authority considers that the loss of sites through such change of use will be offset by the improved provision within the Key Industrial Areas, and the Key Industrial Expansion Areas, the Saltpans Mixed Use Development Area and Lowlands Business Park so that an appropriate supply of industrial land for the future will be maintained.”	To reflect the proposed provision for industrial and storage & distribution uses at Saltpans Mixed Use Development Area and Lowlands Business Park.
PAE24a (7.2.14) Replacing PAE24	Amend paragraph 7.2.14 as follows: “In Main Centres, o Outside of the Key Industrial Areas, and the Key Industrial Expansion Areas and Lowlands Business Park the Island Development Plan makes provision for situations where it will be appropriate to consider alternative uses on existing standalone industrial sites to ensure the most effective and efficient use of land. Proposals for the change of use of existing industrial and storage and distribution premises outside of the Key Industrial Areas, the Key Industrial Expansion Areas and Lowlands Business Park to alternative uses will be generally supported within and around the Main Centres where the new use contributes positively to the vitality and viability of the Main Centre or Main Centre Outer Area and providing the proposed use accords with all the other relevant policies of the Island Development Plan. The Authority considers that the loss of sites through such change of use will be offset by the	To reflect the proposed release of land at Saltpans Mixed-Use Development Area & distribution of uses at Lowlands Business Park.

Reference/ Paragraph	Proposed amendment	Reason
	improved provision within the Key Industrial Areas, and the Key Industrial Expansion Areas, and Lowlands Business Park so that an appropriate supply of industrial land for the future will be maintained."	
PAE25 (Table of Contents)	Add after Policy MC10: "Policy MC11 Mixed Use Development Area Policy MC12 Business Park"	To reflect the proposed Saltpans Mixed-Use Development Area and Lowlands Business Park.
PAE25a (Table of Contents) Replacing PAE25	Add after Policy MC11: "Policy MC12 Mixed Use Development Area Policy MC13 Business Park"	To reflect the proposed Saltpans Mixed-Use Development Area and Lowlands Business Park and correct previous amendment error in sequential numbering
PAE26 (1.4.13)	Amend the location-specific policy areas box as follows: "Mixed Use Development Area A Mixed Use Development Area is identified at Saltpans primarily for Affordable Housing with light industrial and storage & distribution uses (minimum 40% of the site). Complementary development such as small convenience retail, community uses and facilities or recreational facilities, where this supports the particular housing development, may be considered as part of an overall scheme. Business Park A Business Park is identified at Lowlands Industrial Estate for comparison retail, light industrial and storage & distribution uses."	To reflect the proposed Saltpans Mixed-Use Development Area and Lowlands Business Park.

Reference/ Paragraph	Proposed amendment	Reason
PAE26a (1.4.13) Replacing PAE26	<p>Amend the location-specific policy areas box as follows:</p> <p>“Mixed-Use Development Area</p> <p>A Mixed-Use Development Area is identified at Saltpans 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.”</p> <p>Business Park</p> <p>A Business Park is identified at Lowlands Industrial Estate for comparison retail, light industrial and storage & distribution uses.”</p>	To reflect the proposed Saltpans Mixed-Use Development Area and Lowlands Business Park.
PAE27 (Add section 9.4)	<p>Add Section 9.4 as follows:</p> <p>“Section 9.4 Mixed-Use Development Area</p> <p>9.4.1 The Proposals Map identifies a Mixed-Use Development Area at Saltpans within the St. Sampsons/Vale Main Centre Outer Area. The site is allocated primarily for Affordable Housing, with a minimum of 25% of the site for complementary community, recreational and commercial uses to support the housing development.</p> <p>9.4.2 The housing allocation on this site is intended to be for Affordable Housing, however, to facilitate the delivery of the Affordable Housing development, a minority of the housing development could be for private market housing which must be part of a comprehensive scheme for the whole site taking into account the Development Framework for the site once approved by the Authority.</p> <p>3 In assessing proposals for the Saltpans Mixed-Use Development Area, the Authority will have regard to the provisions of the Supplementary Planning Guidance: Affordable Housing.</p> <p>9.4.4 The Authority will consider the imposition of conditions on grant of planning permission or entering into a planning covenant to ensure that Affordable Housing is completed and made available before or alongside any private market development</p>	To set out the policy approach for the proposed Saltpans Mixed-Use Development Area

Reference/ Paragraph	Proposed amendment	Reason
	<p>and retained as such for the lifetime of the development. The mix of unit types, size and tenure provided would be informed by information produced by other States' Committees relating to this issue, such as the most recent States Strategic Housing Indicator or any subsequent amended or revised document produced by the Committee for the Environment & Infrastructure, the housing waiting lists held by the Committee for Employment & Social Security or any relevant direction by the States of Guernsey. It will be necessary for the mix of Affordable Housing and private market housing to respond to housing need at the time in order to ensure the development is most appropriate for the location.</p> <p>9.4.5 Proposals must include complementary development as part of a comprehensive proposal for the site to support the housing development proposed, evidenced by analysis of the need for such uses. Such development could include for example convenience retail, community uses and facilities, employment uses like live-work units, or recreational facilities. The location and relationship between the complementary uses and the residential uses needs careful consideration and design.</p> <p>9.4.6 Access and movement to and from the site and the surrounding area needs to be considered. There are potential opportunities for the site to enhance and improve connections in the wider area. The emerging Better Transport Plan for the North of Guernsey must be taken into account and inform development proposals.</p> <p>9.4.7 To ensure that development is well planned from the outset, a Development Framework will be required for the Saltpans Mixed-Use Development Area. The complementary development, the access and movement to and from the site in the context of the surrounding area and the site layout and relationship between the residential and complementary uses will be considered in the Development Framework. The Development Framework process will also ensure the public have the opportunity to study and comment on development proposals before being formally</p>	

Reference/ Paragraph	Proposed amendment	Reason
	<p>submitted as a planning application. Development Frameworks are explained in Annex III: Development Frameworks and Local Planning Briefs.</p> <p>9.4.8 Once approved the Development Framework will form Supplementary Planning Guidance and will be taken into account when considering development proposals for the site. Where a Development Framework has been approved for the site, proposals will be expected to accord with it. There can be more than one Development Framework for a site. Proposals which accord with the policies of the Island Development Plan and an approved Development Framework will be supported.</p> <p>9.4.9 Development may be supported prior to the approval of a Development Framework where a proposed development is of a minor or inconsequential nature such it is unlikely to prejudice the outcome of the Development Framework process or inhibit the implementation of the residential, or complementary development or would not prejudice the comprehensive development of the site. Policy MC12: Mixed-</p> <p>Use Development Area</p> <p>The Mixed Use Development Area at Saltpans is allocated primarily for Affordable Housing, with a minimum of 25% of the site for complementary community, recreational and commercial uses to support the housing development.</p> <p>In all cases, development of or within the Mixed Use Development Area must accord with all the relevant policies of the Island Development Plan.</p> <p>Where a Development Framework for the Mixed Use Development Area has been approved this will be taken into account in assessing development proposals for the area. Proposals which are in accordance with an approved Development Framework will be supported.</p>	

Reference/ Paragraph	Proposed amendment	Reason
	<p>Where there is not an approved Development Framework for the Mixed Use Development Area, or where a proposed development is of a minor or inconsequential nature, proposals will be supported providing that the development: would not prejudice the outcomes of the Development Framework process; or, would not inhibit the implementation of an approved Development Framework; and, in all cases accords with all relevant policies of the Island Development Plan."</p>	
PAE28 (Annex III.8 When is a Development Framework required?)	<p>Amend Annex III.8 as follows: "Unless a site is (or is likely to be) covered by a Local Planning Brief, a Development Framework will be required as follows:</p> <ul style="list-style-type: none"> • The following allocated housing sites Longue Rue (Affordable Housing Allocation); School Lane Vinery (Affordable Housing Allocation); Selbourne (Affordable Housing Allocation); Saltpans Mixed Use Development Area (Affordable Housing, industry, storage and distribution); and Franc Fief (Housing Allocation). Note: the Development Framework for the Franc Fief Housing Allocation is to be undertaken in conjunction with the Saltpans Mixed Use Development Area. • Some windfall housing development where the site presents particular complexities that would best be addressed through site-specific guidance. The Authority will publish guidance to help the assessment of whether a Development Framework is likely to be needed for a windfall site. • housing development within Main Centres and Main Centre Outer Areas for proposals of 10 or more dwellings, for sites over 0.25 hectares (1.5 vergées) and for proposals over 2,000 square metres of gross floor area; • housing development within Local Centres for proposals of 5 or more dwellings, for sites over 0.125 hectares (0.75 vergées) and for proposals over 1,000 square metres of gross floor area; • the Office Expansion Area at Admiral Park; • the La Villiaze Key Industrial Expansion Areas; 	<p>Remove the requirement for a Development Framework for certain sites and add the requirement for a Development Framework for Saltpans Mixed Used Development Area.</p> <p>Please also see reference PADF12.</p>

Reference/ Paragraph	Proposed amendment	Reason
	<ul style="list-style-type: none"> the undeveloped part of the Saltpans Key Industrial Area; Saltpans Mixed-Use Development Area (which is to be undertaken in conjunction with the France Fief Housing Allocation); development of Strategic Importance within identified Safeguarded Areas; Regeneration Areas (Lower Pollet, South Esplanade and Mignot Plateau, Mansell Street/ Le Bordage and Leale's Yard); for proposals considered by the Authority to be Development of Strategic Importance where the site presents particular complexities that would best be addressed through site specific guidance. If this development is of a scale or nature as to have islandwide social, economic or environmental impacts and was not envisaged at the time that the Island Development Plan was prepared, a Local Planning Brief may be required (see below); any other instance that may be specified by the Authority. <p>In addition to the above, Development Frameworks already approved by the Authority will need to be interpreted to reflect the amended policies in this version of the Island Development Plan."</p>	
PAE29 (Glossary)	<p>Add the following term:</p> <p>"Mixed-Use Development Area</p> <p>A Mixed-Use Development Area is identified at Saltpans, as designated on the Proposals Map, and is required to be developed primarily for Affordable Housing with a minimum of 40% for light industrial and storage & distribution uses. Complementary development such as small convenience retail, community uses and facilities or recreational facilities where this supports the particular housing development may be considered as part of an overall scheme. See Policy MC12: Mixed-Use Development Area."</p>	Proposed new designation of a Mixed-Use Development Area
PAE29a (Glossary)	Add the following term: A Mixed-Use Development Area is identified at Saltpans, as designated on the Proposals Map, and is required to be developed primarily for	Proposed new designation of a

Reference/ Paragraph	Proposed amendment	Reason
Replacing PAE29	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. See Policy MC12: Mixed-Use Development Area."	Mixed-Use Development Area
PAE39 (7.1.13)	Amend paragraph 7.1.13 as follows: "Overall, owing Owing to the important contribution they make to the Island's stock of office accommodation, change of use of existing Primary office accommodation or the redevelopment of existing Primary offices for other purposes within the Main Centre-Outer Areas will not be supported. The change of use of or redevelopment of Secondary grade office accommodation for other purposes will only be supported where the existing premises are demonstrated to be is unsatisfactory and is not financially viable- unable to be refurbished to meet modern needs and are no longer in demand. The change of use of Tertiary grade accommodation and premises with an office floorspace is less than up to 250 square metres will be supported. For the avoidance of doubt, the floorspace cannot form part of a larger office floorspace and must be considered an independent planning unit. Policies for working from an office at home can be found in Policy GP14: Home Based Employment."	To be consistent with the Land Planning and Development (Exemptions) Ordinance, 2023. Please also see reference PAE58
PAE39a (7.1.13)	Amend paragraph 7.1.13 as follows: "Overall, owing Owing to the important contribution they make to the Island's stock of office accommodation, change of use of existing Primary office accommodation or the redevelopment of existing Primary offices for other purposes within the Main Centre-Outer Areas will not be supported. The change of use of or redevelopment of Secondary grade office accommodation for other purposes will only be supported where the existing premises are demonstrated to be is unsatisfactory and is not financially viable unable to be refurbished to meet modern needs and are no longer in demand. The change of use of Tertiary grade accommodation and premises with an office floorspace is less than up to 250 square metres will be supported. For the avoidance of doubt, the floorspace cannot form part of a larger office floorspace and must be considered an independent planning unit. Policies for working from an office-	To correct a typo and be consistent with the Land Planning and Development (Exemptions) Ordinance, 2023. Please also see reference PAE58

Reference/ Paragraph	Proposed amendment	Reason
	at home can be found in Policy GP14: Home Based Employment.”	
PAE55 (7.1.9)	Amend paragraph 7.1.9 as follows:- - “In addition, provision has been made to enable office development to take place within the identified Regeneration Areas, and Harbour Action Areas and Lowlands Business Park, and policies exist to enable new office accommodation to form part of overall mixed use redevelopment of these areas (see Policies MC10: Harbour Action Areas, and MC11: Regeneration Areas and MC13 Business Park).”	To update the written statement to reflect the proposed designation and opportunities for office development at Lowlands Business Park
PAE55a (7.1.9)	Amend paragraph 7.1.9 as follows: “In addition, provision has been made to enable office development to take place within the identified Regeneration Areas, and Harbour Action Areas and Lowlands Business Park . Policies also exist to enable new office accommodation to form part of <u>the</u> overall mixed use redevelopment of these areas (see Policies MC10: Harbour Action Areas, and MC11: Regeneration Areas and MC13 Business Park).”	To correct a typo and update the written statement to reflect the proposed designation and opportunities for office development at Lowlands Business Park.
PAE71	Amend the Proposals Map as follows: Remove the Housing Allocation designation from Belgrave Housing Allocation Area and replace with a Key Industrial Area designation covering Phase 1 & 2 and Key Industrial Expansion Area covering Phase 3.	Proposed designation of Belgrave as a Key Industrial Area and Key Industrial Expansion Area.
PAE72 (7.2.9)	Add the following paragraphs after 7.2.9: Belgrave Key Industrial Area and Key Industrial Expansion Area are newly designated areas totalling approximately 6.12 ha which includes sites known as Duval Vinery, Fontaine Vinery and Belgrave Vinery. The site benefits from good strategic	Proposed designation of Belgrave as a Key Industrial Area and Key Industrial

Reference/ Paragraph	Proposed amendment	Reason
	<p>accessibility, being close to both St Sampson and St Peter Port Main Centres and can accommodate the future requirements for industrial and storage and distribution uses over the next 5 years and in the longer term, securing the future requirements for industry, storage & distribution. There are some existing uses on parts of the sites and some constraints on parts of the sites such as flood risk which mean this Key Industrial Area will come forward in phases. The first phase comprises Duval Vinery and the northern section of Fontaine Vinery and must deliver a high-quality business park to meet the identified needs. Given the existing uses on parts of the site and the flood risk, the remaining land is not considered available within the next 5 years. This timeframe could change depending on the approach to consolidating existing uses on site. To reflect this, only the land affected by the flood risk is identified as the Key Industrial Expansion Area to meet longer term requirements and the other areas form part of the Key Industrial Area which can come forward for development. Interim or temporary uses that are not unacceptably vulnerable to flooding, could be considered within the Key Industrial Area or Key Industrial Expansion Area. However, in the longer term, it should be noted that this land may be required for higher value uses and other emerging business sectors. Given the complexities of the site, a Development Framework is required to be prepared to ensure the area is well planned from the outset in accordance with guidance provided by the Authority and that the most effective and efficient use of land is made. Development Framework can be prepared for the entire Key Industrial Area and expansion area or part of the allocation. If a Development is produced for a part of the Key Industrial Area, it must demonstrate connectivity with other phases and that it will not inhibit or prejudice the development of future phases. It will also ensure the public has the opportunity to study and comment on such guidance before detailed proposals are formally submitted as a planning application.</p> <p>Where a Development Framework has been approved for a site, it will be taken into</p>	<p>Expansion Area. See also, PADF12a</p>

Reference/ Paragraph	Proposed amendment	Reason
	<p>account when considering proposals for the site and development proposals will be expected to accord with it. There may be more than one Development Framework approved for a site. Development may be supported prior to the approval of a Development Framework where it is unlikely to inhibit the implementation of future housing development or of a Development Framework or would not prejudice the comprehensive development of the site and would accord with all other relevant policies of the Island Development Plan.</p> <p>Development Frameworks and Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs.</p>	

Areas of Biodiversity Importance (ABI)

Key

text	Represents a deletion of a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - changes to a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - new draft plan amendment

Reference/ Paragraph	Proposed Amendment	Reason
PAABI1 (Proposals Map)	Delist Area of Biodiversity Importance - Les Effards	No longer contains sufficient ecological importance to warrant designation
PAABI1a (Proposals Map) Replacing PAABI1	Retain Area of Biodiversity Importance - Les Effards	Having previously been assessed as no longer containing sufficient ecological importance to warrant continued designation, the site was re-surveyed following an initial representation. The 2024 survey showed the site has significantly improved in biodiversity since its last survey. This change can happen

Reference/ Paragraph	Proposed Amendment	Reason
		<p>over time through appropriate management of the site or as a result of long- term habitat stability. Each site survey is a snap- shot in time undertaken in order to determine the site's contribution to biodiversity in both qualitative and contemporary terms. The timing of the surveying can impact on the accuracy, although every effort is made to undertake the survey at the optimum time. Overall, further study of sites over a longer time period can improve the overall picture and quality of the information.</p>
PAAB12(Proposals Map)	Delist Area of Biodiversity Importance – La Hougue du Pommier East	No longer contains sufficient ecological

Reference/ Paragraph	Proposed Amendment	Reason
		importance to warrant designation
PAABI2a (Proposals Map) Replacing PAABI2	Retain Area of Biodiversity Importance - La Hougue du Pommier East	Having previously been assessed as no longer containing sufficient ecological importance to warrant continued designation, the site was re-surveyed following an initial representation. The 2024 survey showed the site has significantly improved in biodiversity since its last survey. This change can happen over time through appropriate management of the site or as a result of long- term habitat stability. Each site survey is a snap- shot in time undertaken in order to determine the site's contribution

Reference/ Paragraph	Proposed Amendment	Reason
		to biodiversity in both qualitative and contemporary terms. The timing of the surveying can impact on the accuracy, although every effort is made to undertake the survey at the optimum time. Overall, further study of sites over a longer time period can improve the overall picture and quality of the information.
PAABI3 (Proposals Map)	Delist Area of Biodiversity Importance - Fosse Andre East	No longer contains sufficient ecological importance to warrant designation
PAABI3a (Proposals Map) Replacing PAABI3	Retain Area of Biodiversity Importance - Fosse Andre East	Having previously been assessed as no longer containing sufficient ecological importance to warrant continued designation, the site was re-surveyed

Reference/ Paragraph	Proposed Amendment	Reason
		<p>following an initial representation. The 2024 survey showed the site has significantly improved in biodiversity since its last survey. This change can happen over time through appropriate management of the site or as a result of long- term habitat stability. Each site survey is a snap- shot in time undertaken in order to determine the site's contribution to biodiversity in both qualitative and contemporary terms. The timing of the surveying can impact on the accuracy, although every effort is made to undertake the survey at the optimum time.</p>

Reference/ Paragraph	Proposed Amendment	Reason
		Overall, further study of sites over a longer time period can improve the overall picture and quality of the information.
PAABI15 (Proposals Map)	Boundary revision to Area of Biodiversity Importance – Sous l'Eglise	Extend to the north to include neighbouring wet meadows, natural woodland and species rich dry grassland
PAABI15a (Proposals Map) Replacing PAABI15	Boundary revision to Area of Biodiversity Importance – Sous l'Eglise	Extend existing site to include area where it meets the sufficient ecological criterion.
PAABI17 (Proposals Map)	Boundary revision to Area of Biodiversity Importance – Le Villocq	Remove area of planted poplar and domestic curtilage at the north of the site and extend to the east to include species rich wet meadows
PAABI17a (Proposals Map) Replacing PAABI17	Boundary revision to Area of Biodiversity Importance - Le Villocq	Retain area at the north of the site and extend existing site to the south to include area where it meets the sufficient

Reference/ Paragraph	Proposed Amendment	Reason
		ecological criterion.
PAABI73 (Proposals Map)	Addition of Area of Biodiversity Importance – St Matthews Churchyard	Sufficient ecological importance to warrant designation
PAABI74 (Proposals Map)	Addition of Area of Biodiversity Importance – Folie Lane	Sufficient ecological importance to warrant designation
PAABI75 (Proposals Map)	Boundary revision to Area of Biodiversity Importance – Le Marais	A small area of the existing ABI is to be excluded due to recent building development

Review of Development Frameworks

Key

text	Represents a deletion of a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - changes to a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - new draft plan amendment

Reference/ Paragraph	Proposed Amendment	Reason
PADF01 (6.1.4)	<p>Amend paragraph 6.1.4 to the following:</p> <p>“In and around Main Centres, Development Frameworks will be required for the following allocated sites: Selbourne Vinery (Affordable Housing Allocation); Saltpans Mixed Use Development Area (Affordable Housing and industry, storage and distribution); and Franc Fief (Housing Allocation). Development Frameworks may be required for windfall housing development in and around Main Centres if the site presents particular complexities that would best be addressed through site-specific guidance. The Authority will publish guidance to help the assessment of whether a Development Framework is likely to be needed for a windfall site. proposals of 10 or more new dwellings, for sites over 0.25 hectares (1.5 vergées) and for development over 2,000 square metres of gross floor area This The requirement for Development Frameworks on allocated and some windfall sites will ensure that larger or more complex development schemes are well planned from the outset in accordance with guidance provided by the Authority and that the most effective and efficient use of land is made. It will also ensure the public has the opportunity to study and comment on such guidance before detailed proposals are formally submitted as a planning application. Where a Development Framework has been approved for a site, it will be taken into account when considering proposals for the site and development proposals</p>	<p>To ensure the requirement for Development Frameworks is proportionate and retain certainty and transparency for stakeholders.</p> <p>The requirement for specific Housing Allocations has evolved from initial studies undertaken as part of the SHLAA and Housing Land Supply Technical Report.</p> <p>The ability to retain a requirement for</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>will be expected to accord with it. There may be more than one Development Framework approved for a site. Development may be supported prior to the approval of a Development Framework where it is unlikely to inhibit the implementation of future housing development or of a Development Framework or would not prejudice the comprehensive development of the site and would accord with all other relevant policies of the Island Development Plan. Development Frameworks and Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs."</p>	<p>Development Frameworks on some windfall sites, allows for the complexity and scale of a development to be considered. A guidance note will provide certainty and transparency for stakeholders.</p>
<p>PADF01a Replacing PADF01</p>	<p>Amend paragraph 6.1.4 to the following: "In and around Main Centres, Development Frameworks will be required for the following allocated sites: <u>Selbourne Vinery (Affordable Housing Allocation); Salt pans Mixed Use Development Area (Housing, Affordable Housing and complementary non-housing uses industry, storage and distribution); and Franc Fief (Housing Allocation). Development Frameworks may be required for windfall housing development in and around Main Centres if the site presents particular complexities that would best be addressed through site-specific guidance. The Authority will publish guidance to help the assessment of whether a Development Framework is likely to be needed for a windfall site. proposals of 10 or more new dwellings, for sites over 0.25 hectares (1.5 vergées) and for development over 2,000 square metres of gross floor area. This</u> The requirement for Development Frameworks on allocated and some windfall sites will ensure that larger or more complex development schemes are well planned from the outset in accordance with guidance provided by the Authority and that the most effective and efficient use of land is made. It will also ensure the public has the opportunity to study and comment on such guidance before detailed proposals are formally submitted as a planning application.</p>	<p>To ensure the requirement for Development Frameworks is proportionate and retains certainty and transparency for stakeholders.</p> <p>The requirement for specific Housing Allocations has evolved from initial studies undertaken as part of the SHLAA and Housing Land Supply Technical Report.</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>Where a Development Framework has been approved for a site, it will be taken into account when considering proposals for the site and development proposals will be expected to accord with it. There may be more than one Development Framework approved for a site. Development may be supported prior to the approval of a Development Framework where it is unlikely to inhibit the implementation of future housing development or of a Development Framework or would not prejudice the comprehensive development of the site and would accord with all other relevant policies of the Island Development Plan.</p> <p>Development Frameworks and Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs.</p> <p>The Committee <i>for</i> Employment & Social Security has commissioned Savills Urban Design Studio to produce a Strategic Delivery Framework, which seeks to provide a holistic plan that reinforces design and place-making principles for the IDP allocated sites in the Bridge Main Centre and Main Centre Outer Area. The emerging Strategic Delivery Framework is likely to give similar guidance to that found in a Development Framework and will be taken into account when considering planning applications for these sites. The Authority may also, if appropriate, approve the Strategic Delivery Framework (or parts of it), as Supplementary Planning Guidance in lieu of a Development Framework for the following sites: Franc Fief (Housing Allocation); and Saltpans Mixed-Use Development Area. The Authority will also consider the Strategic Delivery Framework and take it into account when considering any necessary updates to the following approved Development Frameworks: Belgrave Vinery (August 2021); Pointues Rocques (March 2019); Cleveleys Vinery (March 2018); Le Four Banal (July 2020); Leale’s Yard (May 2020); Saltpans (April 2020).</p>	<p>The ability to retain a requirement for Development Frameworks on some windfall sites, allows for the complexity and scale of a development to be considered. A guidance note will provide certainty and transparency for stakeholders.</p> <p>To replace PADF01 and reflect the list of housing sites requiring a Development Framework has been updated to be consistent with the conclusions and recommendations of the updated Housing Land Supply Technical Report as well as taking into account the emerging Strategic Delivery Framework for the Bridge Main Centre &</p>

Reference/ Paragraph	Proposed Amendment	Reason
		Main Centre Outer Area.
PADF02 (6.1.10)	<p>Amend policy box for IDP Policy MC2 to the following:</p> <p>“Policy MC2: Housing in Main Centres and Main Centre Outer Areas</p> <p>Proposals for housing development in Main Centres and Main Centre Outer Areas will be supported providing that:</p> <ul style="list-style-type: none"> a. they are in accordance with all other relevant policies of the Island Development Plan; and, b. where they are able to accommodate a variety of dwellings they provide an appropriate mix, size and type of dwellings; and, c. where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings. <p>Allocated housing sites identified on the Proposals Map can only be developed for housing and, where appropriate, complementary development appropriate to the site and location, as part of a comprehensive scheme taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>Allocated Affordable Housing Sites are identified on the Proposals Map. These sites, and part of the Salt pans Mixed Use Development Area, are intended to be for Affordable Housing, however, to facilitate mixed tenure developments and/or the delivery of Affordable Housing development, a proportion of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority. Planning applications for allocated</p>	<p>To ensure the requirement for Development Frameworks is proportionate and retain certainty and transparency for stakeholders.</p> <p>The requirement for specific Housing Allocations has evolved from initial studies undertaken as part of the SHLAA and Housing Land Supply Technical Report.</p> <p>The ability to retain a requirement for Development Frameworks on some windfall sites, allows for the complexity and scale of a development to be</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>Affordable Housing Sites and the Saltpans Mixed Use Development Area will be expected to comply with the Supplementary Planning Guidance: Affordable Housing.</p> <p>The following allocated sites require a Development Framework: Selbourne Vinery (Affordable Housing Allocation); Saltpans Mixed Use Development Area (Affordable Housing and light industry, storage and distribution); and Franc Fief (Housing Allocation). A Development Framework may be required for some windfall housing development in Main Centres and Main Centre Outer Areas if the site presents particular complexities that would best be addressed through site specific guidance. Where there is an approved Development Framework it will be taken into account when considering proposals for the site or area to which it relates.</p> <p>Development that is unlikely to inhibit the implementation of future housing development or inhibit the implementation of a Development Framework or prejudice the comprehensive development of allocated housing sites, allocated Affordable Housing sites or the Saltpans Mixed Use Development Area, may be supported where it is in accordance with all other relevant policies of the Island Development Plan.</p> <p>A Development Framework will be required for proposals of 10 or more new dwellings, for sites of over 0.25 hectares (1.5 vergées), and for proposals exceeding 2,000 square metres of gross floor area. An approved Development Framework will be taken into account when considering proposals for the site to which it relates. All proposals for housing development resulting in a net increase of 20 or more dwellings will be required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.</p> <p>Development of 5 or more dwellings or of a minimum of 1,000 square metres of floor area will require a Site Waste Management Plan to be submitted with a planning</p>	

Reference/ Paragraph	Proposed Amendment	Reason
	application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with detail the amount and type of waste that will be produced on a construction site and how it will be minimised, reused, recycled on and off the site and how the remaining waste will be disposed of. Further guidance can be found in the Site Waste Management Planning Advice Note."	
PADF02a (6.1.10) Replacing PADF02	<p>Amend policy box for IDP Policy MC2 to the following:</p> <p>"Policy MC2: Housing in Main Centres and Main Centre Outer Areas</p> <p>Proposals for housing development in Main Centres and Main Centre Outer Areas will be supported providing that:</p> <ul style="list-style-type: none"> a) they are in accordance with all other relevant policies of the Island Development Plan; and, b) where they are able to accommodate a variety of dwellings they provide an appropriate mix, size and type of dwellings; and, c) where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings. <p>Allocated housing sites identified on the Proposals Map can only be developed for housing and, where appropriate, complementary development appropriate to the site and location, as part of a comprehensive scheme taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>Allocated Affordable Housing Sites are identified on the Proposals Map. These sites, and part of the Saltpans Mixed- Use Development Area, are intended to be for Affordable Housing. However, to facilitate mixed tenure developments and/or the</p>	<p>To ensure the requirement for Development Frameworks is proportionate and retains certainty and transparency for stakeholders.</p> <p>The requirement for specific Housing Allocations has evolved from initial studies undertaken as part of the SHLAA and Housing Land Supply Technical Report.</p> <p>The ability to retain a requirement for Development Frameworks on some windfall sites, allows for</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>delivery of Affordable Housing development, a proportion of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>Planning applications for allocated Affordable Housing Sites and the Saltpans Mixed-Use Development Area will be expected to comply with the Supplementary Planning Guidance: Affordable Housing.</p> <p>The following allocated sites require a Development Framework: Selbourne Vinery (Affordable Housing Allocation); Saltpans Mixed Use Development Area (Housing, Affordable Housing and complementary uses) Affordable Housing and light industry, storage and distribution); and Franc Fief (Housing Allocation). The Development Framework for the Franc Fief Housing Allocation is to be undertaken in conjunction with the Saltpans Mixed Use Development Area. If considered appropriate, the Strategic Delivery Framework for the Bridge Main Centre & Main Centre Outer Area prepared by Savills (or parts of it), can be approved as Supplementary Planning Guidance in lieu of a Development Framework for the Saltpans Mixed Use Development Area and Franc Fief allocated sites. A Development Framework may be required for some windfall housing development in Main Centres and Main Centre Outer Areas if the site presents particular complexities that would best be addressed through site-specific guidance.</p> <p>Where there is an approved Development Framework and/or relevant Supplementary Planning Guidance it will be taken into account when considering proposals for the site or area to which it relates.</p> <p>Development that is unlikely to inhibit the implementation of future housing</p>	<p>the complexity and scale of a development to be considered. A guidance note will provide certainty and transparency for stakeholders.</p> <p>Replace PADF02 to reflect the list of sites requiring a Development Framework has been updated to be consistent with the conclusions and recommendations of the Housing Land Supply Technical Report as well taking into account the emerging Strategic Delivery Framework for the Bridge Main Centre & Main Centre Outer Area.</p> <p>Please also see reference PAAH3, PAMT2, PAH4, PAMA110, PAMA129, PAMA130 & PAMA131</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>development or inhibit the implementation of a Development Framework and/or relevant Supplementary Planning Guidance or prejudice the comprehensive development of allocated housing sites, allocated Affordable Housing sites or the Saltpans Mixed-Use Development Area, may be supported where it is in accordance with all other relevant policies of the Island Development Plan.</p> <p>A Development Framework will be required for proposals of 10 or more new dwellings, for sites of over 0.25 hectares (1.5 vergées), and for proposals exceeding 2,000 square metres of gross floor area. An approved Development Framework will be taken into account when considering proposals for the site to which it relates. All proposals for housing development resulting in a net increase of 20 or more dwellings will be required to provide a proportion of affordable housing in accordance with Policy GP11: Affordable Housing.</p> <p>Development of 5 or more dwellings or of a minimum of 1,000 square metres of floor area will require a Site Waste Management Plan to be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with detail the amount and type of waste that will be produced on a construction site and how it will be minimised, reused, recycled on and off the site and how the remaining waste will be disposed of. Further guidance can be found in the Site Waste Management Planning Advice Note.</p>	
PADF07 (12.1.5)	<p>Amend paragraph 12.1.5 to the following:</p> <p>“Within Local Centres, Development Frameworks will be required for the following Allocated Affordable Housing sites: School Lane Vinery and Longue Rue. Development Frameworks may be required for some windfall housing development in Local Centres where the site presents particular</p>	<p>To ensure the requirement for Development Frameworks is proportionate and retain certainty and</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>complexities that would best be addressed through site-specific guidance. The Authority will publish guidance to help the assessment of whether a Development Framework is likely to be needed for a windfall site. proposals of five or more new dwellings, for sites of over 0.125 hectares (0.75 vergées), and for proposals exceeding 1,000 square metres of gross floor area. The threshold for the requirement to produce a Development Framework for developments is lower than in Main Centres and Main Centre Outer Areas due to the smaller scale of the Local Centre settlements, reflecting more appropriately the impact that schemes of this size could have on them. However, the content of the Development Framework should be proportionate to the likely impact of the proposal. This will ensure that more complex housing development schemes are well planned from the outset with the most effective and efficient use of land in accordance with guidance provided by the Authority. This will also ensure the public has the opportunity to study and comment on development proposals before they are formally submitted as a planning application. Where a Development Framework has been approved for a site, it will be taken into account when considering proposals and development proposals will be expected to accord with it. There may be more than one Development Framework approved for a site. Development Frameworks and Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs.”</p>	<p>transparency for stakeholders.</p> <p>The requirement for specific Housing Allocations has evolved from studies undertaken as part of the SHLAA and Housing Land Supply Technical Report.</p> <p>The ability to retain a requirement for Development Frameworks for some windfall sites, allows for the complexity and scale of a development to be considered. A guidance note will provide certainty and transparency for stakeholders.</p>
PADF07a (12.1.5) Replacing PADF07	<p>Amend paragraph 12.1.5 to the following: “Within Local Centres, Development Frameworks will be required for the following Allocated Affordable Housing allocated sites: L’Aumone Local Centre Redevelopment Area and Les Caches Farm School Lane Vinery and Longue Rue. A Development Framework is also required for land off Rue De La Mare (Cadastre Reference</p>	<p>To ensure the requirement for Development Frameworks is proportionate and</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>D00756A000 & D01041A000) within the Vazon Local Centre to guide the future redevelopment of this site ensuring the provision of 2,500sq.m. of public open space and improving access and movement to the surrounding area. Development Frameworks may be required for some windfall housing development in Local Centres where the site presents particular complexities that would best be addressed through site-specific guidance. The Authority will publish guidance to help the assessment of whether a Development Framework is likely to be needed for a windfall site. proposals of five or more new dwellings, for sites of over 0.125 hectares (0.75 vergées), and for proposals exceeding 1,000 square metres of gross floor area. The threshold for the requirement to produce a Development Framework for developments is lower than in Main Centres and Main Centre Outer Areas due to the smaller scale of the Local Centre settlements, reflecting more appropriately the impact that schemes of this size could have on them. However, the content of the Development Framework should be proportionate to the likely impact of the proposal.</p> <p>This will ensure that more complex housing development schemes are well planned from the outset with the most effective and efficient use of land in accordance with guidance provided by the Authority. This will also ensure the public has the opportunity to study and comment on development proposals before they are formally submitted as a planning application. Where a Development Framework has been approved for a site, it will be taken into account when considering proposals and development proposals will be expected to accord with it. There may be more than one Development Framework approved for a site. Development Frameworks and Local Planning Briefs are explained in Annex III: Development Frameworks and Local Planning Briefs.”</p>	<p>retains certainty and transparency for stakeholders.</p> <p>The requirement for specific Housing Allocations has evolved from studies undertaken as part of the SHLAA and Housing Land Supply Technical Report.</p> <p>The ability to retain a requirement for Development Frameworks for some windfall sites, allows for the complexity and scale of a development to be considered. A guidance note will provide certainty and transparency for stakeholders.</p> <p>Replace PADF07 to reflect the list of sites requiring a Development Framework</p>

Reference/ Paragraph	Proposed Amendment	Reason
		has been updated to be consistent with the conclusions and recommendations of the Housing Land Supply Technical Report.
PADF08 (12.1.10)	<p>Amend policy box for IDP policy LC2 to the following:</p> <p>“Policy LC2: Housing in Local Centres</p> <p>Proposals for housing development within Local Centres will be supported providing that:</p> <ul style="list-style-type: none"> a) each proposal is of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned and will not negatively affect the vitality and viability of the Main Centres or otherwise undermine the Spatial Policy; and, b) where able to accommodate a variety of dwellings the proposal provides an appropriate mix, size and type of dwellings; and, c) where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings; and, d) in all cases the proposed development accords with other relevant policies of the Island Development Plan. <p>Within Local Centres, allocated Affordable Housing Sites are identified on the Proposals Map. These sites are intended to be for Affordable Housing, however, to facilitate mixed tenure developments and/or the delivery of Affordable Housing</p>	<p>To ensure the requirement for Development Frameworks is proportionate and retain certainty and transparency for stakeholders.</p> <p>The requirement for specific Housing Allocations has evolved from studies undertaken as part of the SHLAA and Housing Land Supply Technical Report.</p> <p>The ability to retain a requirement for Development Frameworks for some windfall sites, allows for</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>development, a proportion of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>A Development Frameworks will be required for proposals of 5 or more new dwellings, for sites of over 0.125 hectares (0.75 vergées), and for proposals exceeding 1,000 square metres of gross floor area. the following Allocated Affordable Housing sites: School Lane Vinery and Longue Rue. Development Frameworks may be required for some windfall housing development in Local Centres where the site presents particular complexities that would best be addressed through site specific guidance. An approved Development Framework will be taken into account when considering proposals for the site to which it relates.</p> <p>Planning applications for allocated Affordable Housing Sites will be expected to comply with the Supplementary Planning Guidance: Affordable Housing.</p> <p>Development that is unlikely to inhibit the implementation of future housing development or inhibit the implementation of a Development Framework or prejudice the comprehensive development of allocated Affordable Housing sites, may be supported where it is in accordance with all other relevant policies of the Island Development Plan.</p> <p>All proposals for housing development resulting in a net increase of 20 or more dwellings will be required to provide a proportion of affordable housing in accordance 94 Island Development Plan 2016 with Policy GP11: Affordable Housing.</p> <p>Development of 5 or more dwellings or of a minimum of 1,000 square metres of floor area will require a Site Waste Management Plan to be submitted with a planning application, which shall demonstrate how waste associated with the development</p>	<p>the complexity and scale of a development to be considered. A guidance note will provide certainty and transparency for stakeholders.</p> <p>Please also see reference PAMA128, PAMT4, PAAH5, PAH6, PAMA110, PAMA129, PAMA130 & PAMA131.</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with detail the amount and type of waste that will be produced on a construction site and how it will be minimised, reused, recycled on and off the site and how the remaining waste will be disposed of. Further guidance can be found in the Site Waste Management Planning Advice Note.</p> <p>Existing specialised housing sites located within Local Centres will be permitted to extend the existing use on to land adjoining the site where this extends beyond the Local Centre boundary, providing that proposals accord with all other relevant policies of the Island Development Plan."</p>	
<p>PADF08a (12.1.10) Replacing PADF08</p>	<p>Amend policy box for IDP policy LC2 to the following:</p> <p>"Policy LC2: Housing in Local Centres</p> <p>Proposals for housing development within Local Centres will be supported providing that:</p> <ul style="list-style-type: none"> e) each proposal is of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned and will not negatively affect the vitality and viability of the Main Centres or otherwise undermine the Spatial Policy; and, f) where able to accommodate a variety of dwellings the proposal provides an appropriate mix, size and type of dwellings; and, g) where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings; and, h) in all cases the proposed development accords with other relevant policies of the Island Development Plan. <p>Within Local Centres, allocated Affordable Housing Sites are identified on the</p>	<p>To ensure the requirement for Development Frameworks is proportionate and retains certainty and transparency for stakeholders.</p> <p>The requirement for specific Housing Allocations has evolved from studies undertaken as part of the SHLAA and Housing Land Supply Technical Report. The ability to retain a requirement for Development</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>Proposals Map. These sites are intended to be for Affordable Housing. However, to facilitate mixed tenure developments and/or the delivery of Affordable Housing development, a proportion of a site could be developed for private market housing, which must be part of a comprehensive scheme for the whole site taking into account any Development Framework for the site which has been approved by the Authority.</p> <p>A Development Frameworks will be required for proposals of 5 or more new dwellings, for sites of over 0.125 hectares (0.75 vergées), and for proposals exceeding 1,000 square metres of gross floor area. the following allocated sites: L’Aumone Local Centre Redevelopment Area; and Les Caches Farm. A Development Framework is required for land off Rue De La Mare (Cadastre reference D00756A000 & D01041A000) within the Vazon Local Centre to guide the future redevelopment of this site ensuring the provision of 2,500sq.m. public open space and improving access and movement to the surrounding area. An approved Development Framework will be taken into account when considering proposals for the site to which it relates.</p> <p>Planning applications for allocated Affordable Housing Sites will be expected to comply with the Supplementary Planning Guidance: Affordable Housing.</p> <p>Development that is unlikely to inhibit the implementation of future housing development or inhibit the implementation of a Development Framework or prejudice the comprehensive development of allocated Affordable Housing sites, may be supported where it is in accordance with all other relevant policies of the Island Development Plan.</p> <p>All proposals for housing development resulting in a net increase of 20 or more dwellings will be required to provide a proportion of affordable housing in accordance 94 Island Development Plan 2016 with Policy GP11: Affordable Housing.</p>	<p>Frameworks for some windfall sites, allows for the complexity and scale of a development to be considered. A guidance note will provide certainty and transparency for stakeholders.</p> <p>Replace PADF08 to reflect the list of sites requiring a Development Framework has been updated to be consistent with the conclusions and recommendations of the Housing Land Supply Technical Report, and Identifying Local Centre Boundary report - Vazon.</p> <p>Please also see reference PAMA128, PAMT4, PAAH5, PAH6, PAMA110, PAMA129, PAMA130 & PAMA131.</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>Development of 5 or more dwellings or of a minimum of 1,000 square metres of floor area will require a Site Waste Management Plan to be submitted with a planning application, which shall demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with detail the amount and type of waste that will be produced on a construction site and how it will be minimised, reused, recycled on and off the site and how the remaining waste will be disposed of. Further guidance can be found in the Site Waste Management Planning Advice Note.</p> <p>Existing specialised housing sites located within Local Centres will be permitted to extend the existing use on to land adjoining the site where this extends beyond the Local Centre boundary, providing that proposals accord with all other relevant policies of the Island Development Plan.”</p>	
PADF12 (III.8)	<p>Amend paragraph III.8 to the following:</p> <p>“When is a Development Framework required? Unless a site is (or is likely to be) covered by a Local Planning Brief, a Development Framework will be required as follows:</p> <ul style="list-style-type: none"> • The following allocated housing sites Longue Rue (Affordable Housing Allocation); School Lane Vinery (Affordable Housing Allocation); Selbourne (Affordable Housing Allocation); Saltpans Mixed Use Development Area (Affordable Housing, industry, storage and distribution); and Franc Fief (Housing Allocation). Note: the Development Framework for the Franc Fief Housing Allocation is to be undertaken in conjunction with the Saltpans Mixed Use Development Area. • Some windfall housing development where the site presents particular complexities that would best be addressed through site-specific guidance. The 	<p>To ensure the requirement for Development Frameworks are proportionate and retain certainty and transparency for stakeholders. The requirement for specific Housing and Employment Allocations has evolved from initial studies undertaken as part of the SHLAA and Housing</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>Authority will publish guidance to help the assessment of whether a Development Framework is likely to be needed for a windfall site</p> <ul style="list-style-type: none"> housing development within Main Centres and Main Centre Outer Areas for proposals of 10 or more dwellings, for sites over 0.25 hectares (1.5 vergées) and for proposals over 2,000 square metres of gross floor area; housing development within Local Centres for proposals of 5 or more dwellings, for sites over 0.125 hectares (0.75 vergées) and for proposals over 1,000 square metres of gross floor area; the Key Industrial Expansion Areas the La Villiaze Key Industrial Expansion Area; ——— the Office Expansion Area at Admiral Park; the undeveloped part of the Saltpans Key Industrial Area; The Saltpans Mixed Use Redevelopment Area (which is to be undertaken in conjunction with the France Fief Housing Allocation); development of Strategic Importance within identified Safeguarded Areas; — Regeneration Areas (Lower Pollet, South Esplanade and Mignot Plateau, Mansell Street/ Le Bordage and Leale's Yard); <ul style="list-style-type: none"> for proposals considered by the Authority to be Development of Strategic Importance where the site presents particular complexities that would best be addressed through site specific guidance. If this development is of a scale or nature as to have island wide social, economic or environmental impacts and was not envisaged at the time that the Island Development Plan was prepared, a Local Planning Brief may be required (see below); any other instance that may be specified by the Authority. <p>In addition to the above, Development Frameworks already approved by the Authority will need to be interpreted to reflect the amended policies in this version of the Island Development Plan."</p>	<p>Land Supply Technical Report.</p> <p>The ability to retain a requirement for Development Framework on windfall sites, allow for the complexity and scale of the development to be considered. A guidance note will provide certainty and transparency for stakeholders.</p> <p>Please also see reference PAE28.</p>

Reference/ Paragraph	Proposed Amendment	Reason
PADF12a (III.8) Replacing PADF12	<p>Amend paragraph III.8 to the following:</p> <p>“When is a Development Framework required? Unless a site is (or is likely to be) covered by a Local Planning Brief, a Development Framework will be required as follows:</p> <ul style="list-style-type: none"> • The following allocated housing sites: L’Aumone Local Centre Redevelopment Area; Les Caches Farm; Longue Rue (Affordable Housing Allocation); School Lane Vinery (Affordable Housing Allocation); Selbourne (Affordable Housing Allocation); Saltpans Mixed-Use Development Area (Affordable Housing, industry, storage and distribution); Belgrave Key Industrial Area and Key Industrial Expansion Area and Franc Fief (Housing Allocation). Note: the Development Framework for the Franc Fief Housing Allocation is to be undertaken in conjunction with the Saltpans Mixed-Use Development Area. • Redevelopment of land off Rue De La Mare, Castel, within the Vazon Local Centre (Cadastre reference D00756A000 & D01041A000) to include a requirement for the provision of a minimum public open space of 2,500sq.m. and improving access and movement to the wider local centre. • Some windfall housing development where the site presents particular complexities that would best be addressed through site-specific guidance. The Authority will publish guidance to help the assessment of whether a Development Framework is likely to be needed for a windfall site. • housing development within Main Centres and Main Centre Outer Areas for proposals of 10 or more dwellings, for sites over 0.25 hectares (1.5 vergées) and for proposals over 2,000 square metres of gross floor area; • housing development within Local Centres for proposals of 5 or more dwellings, for sites over 0.125 hectares (0.75 vergées) and for proposals over 1,000 square metres of gross floor area; 	<p>To ensure the requirement for Development Frameworks is proportionate and retains certainty and transparency for stakeholders.</p> <p>The requirement for specific Housing and Employment Allocations has evolved from initial studies undertaken as part of the SHLAA and Housing Land Supply Technical Report and Employment Land Supply Technical Report.</p> <p>The ability to retain a requirement for Development Framework on windfall sites, allow for the complexity and scale of the development to be considered. A guidance note will provide</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<ul style="list-style-type: none"> • the Key Industrial Expansion Areas • La Villiaze Key Industrial Expansion Area; • the Office Expansion Area at Admiral Park; • the undeveloped part of the Saltpans Key Industrial Area; • a Development Framework may be required for development of Strategic Importance within identified Safeguarded Areas; • Regeneration Areas (Lower Pollet, South Esplanade and Mignot Plateau, Mansell Street/ Le Bordage and Leale's Yard); • for proposals considered by the Authority to be Development of Strategic Importance where the site presents particular complexities that would best be addressed through site-specific guidance. If this development is of a scale or nature as to have island wide social, economic or environmental impacts and was not envisaged at the time that the Island Development Plan was prepared, a Local Planning Brief may be required (see below); • any other instance that may be specified by the Authority. <p>In addition to the above, Development Frameworks already approved by the Authority will need to be interpreted to reflect the amended policies in this version of the Island Development Plan.</p> <p>The Committee for Employment & Social Security has commissioned Savills Urban Design Studio to produce a Strategic Delivery Framework, which seeks to provide a holistic plan that reinforces design and place-making principles for the IDP allocated sites in the Bridge Main Centre & Main Centre Outer Area. The emerging Strategic Delivery Framework is likely to give similar guidance to that found in a Development Framework and will be taken into account when considering planning applications for these sites. The Authority may also, if appropriate, approve the Strategic Delivery Framework for the Bridge Main Centre & Main Centre Outer Area (or parts</p>	<p>certainty and transparency for stakeholders.</p> <p>Replace PADF12 to reflect the list of sites requiring a Development Framework has been updated to be consistent with the conclusions and recommendations of the Housing Land Supply Technical Report, Employment Land Supply Technical Report and Identifying Local Centre Boundary report - Vazon as well taking into account of the emerging Strategic Delivery Framework for Bridge Main Centre & Main Centre Outer Area</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>of it), as Supplementary Planning Guidance in lieu of preparing Development Frameworks for Franc Fief (Housing Allocation); and Saltpans Mixed Use Development Area as well as taking it into account for any relevant updates to approved Development Frameworks.</p>	

Review of the L'Aumone Local Centre boundary

Key

text	Represents a deletion of a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - changes to a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - new draft plan amendment

Reference/ Paragraph	Proposed Amendment	Reason
PALC1 (Proposals Map)	Extend the Local Centre boundary to include Castel Hospital and its grounds.	Update required to reflect the recommendations within the “Review of the L'Aumone Local Centre boundary” report.
PALC1a (Proposals Map) Replacing PALC1	Extend the proposals map to include Perruque House, King Edward VII Hospital and Castel Hospital Site	To enable and facilitate high quality redevelopment and regeneration of these brownfield sites for community uses, whilst ensuring the redevelopment contributes to Affordable Housing land supply and addresses the missing sustainability indicators for the L'Aumone Local Centre.
PALC2	Add the following text after paragraph 10.1.12 The L'Aumone Local Centre Redevelopment Area The L'Aumone Local Centre Redevelopment Area includes the Castel Hospital, Perruque House and King Edward VII Hospital sites. These sites were developed incrementally from the early nineteenth to late twentieth century for health and care uses. Whilst still currently used or partially used for operational purposes, the sites	To enable and facilitate high quality redevelopment and regeneration of these brownfield sites for community uses, whilst ensuring the redevelopment contributes to Affordable Housing land supply and addresses the missing

Reference/ Paragraph	Proposed Amendment	Reason
	<p>are likely to be redundant for their current use and vacant in the near future. The condition of many of the buildings on these sites is deteriorating and they need redevelopment.</p> <p>The L'Aumone Local Centre Redevelopment Area will provide an opportunity for comprehensive and holistic redevelopment that connects to and expands on the range of facilities on offer within the Local Centre and supports the sustainable development of the Local Centre, with a Care Village, Community Medical Hub and a mixed-use area, all contributing different types of Affordable Housing, and the opportunity for complementary uses.</p> <p>Add the following text after paragraph 14.1.6 and Policy Box LC7(A) and LC7(B) L'Aumone Local Centre Redevelopment Area.</p> <p>The L'Aumone Local Centre Redevelopment Area includes the Castel Hospital, Perruque House and King Edward VII Hospital sites. These sites were developed incrementally from the early nineteenth to late twentieth century for health and care uses. Whilst still currently used or partially used for operational purposes, the sites are likely to be redundant for their current use and vacant in the near future. The condition of many of the buildings is deteriorating and they need redevelopment.</p> <p>Including these sites within the L'Aumone Local Centre allows for more flexibility to respond to development demands and effectively and efficiently redevelop the sites, resulting in better purpose-built designs. Designating this land as the L'Aumone Local Centre Redevelopment Area ensures a more holistic approach to the redevelopment, making sure opportunities that contribute to improvements of the Local Centre are identified and taken and also ensuring that these sites contribute to the much needed supply of Affordable Housing.</p>	<p>sustainability indicators for the L'Aumone Local Centre.</p>

Reference/ Paragraph	Proposed Amendment	Reason
	<p>The L'Aumone Local Centre Redevelopment Area will provide an opportunity for comprehensive and holistic redevelopment that connects to and expands on the range of facilities on offer to support the sustainable development of the Local Centre. The Castel Hospital site is expected to be redeveloped for a mix of uses including a community medical hub and key worker housing. The sites of Perruque House and King Edward VII Hospital are expected to be redeveloped to create a 'Care Village' including nursing home accommodation and assisted living units for a range of ages. All sites must contribute to Affordable Housing provision but are not required to be exclusively for Affordable Housing (although this can be considered if proposed).</p> <p>The scale of development that may be accommodated must be appropriate to the Local Centre and that development, when considered cumulatively with the existing facilities and services provided in the Local Centre, must not compete with, or adversely affect the vitality or viability of the Main Centres.</p> <p>The L'Aumone Local Centre Redevelopment Area includes open fields that contribute to the local and wider landscape character and are designated as Important Open Land and are shown on the Proposals Map. Subject to Policy LC1: Important Open Land in Local Centres, this land could be used to provide public amenity areas, outdoor formal recreation and informal leisure and recreation facilities.</p> <p>Substantial parts of the exterior of Castel Hospital and some parts of its interior are a Protected Building (PB 1747), which recognises its high special interest. Proposals to alter, extend, demolish or partially demolish Castel Hospital (Protected Building,) as well as development that might affect its setting will be considered against Policy GP5: Protected Buildings and Policy GP8: Design.</p>	

Reference/ Paragraph	Proposed Amendment	Reason
	<p>A Development Framework will be prepared to provide guidance for the development of the L'Aumone Local Centre Redevelopment Area. If appropriate, separate Development Frameworks can be prepared for Perruque House & King Edward VII and Castel Hospital parts of the L'Aumone Local Centre Redevelopment Area. In particular, the Development Framework will provide guidance on:</p> <ul style="list-style-type: none"> a) How Perruque House and King Edward VII Hospital sites can be redeveloped to create a 'Care Village'; b) How Castel Hospital can be redeveloped for mixed-uses including a community medical hub; c) How the redevelopment area will contribute to Affordable Housing d) The opportunities for redevelopment to contribute to the range of services and facilities in the Local Centre; e) The scale of development that may be accommodated; f) The special interest of the protected building (Castel Hospital, PB1747) and how its redevelopment can be achieved whilst, wherever possible, sustaining its special interest, including its setting. <p>Policy LC8. L'Aumone Local Centre Redevelopment Area.</p> <p>A Development Framework will be prepared for all, or parts of, the L'Aumone Local Centre Redevelopment Area.</p> <p>Where a Development Framework for the L'Aumone Local Centre Redevelopment Area or parts of it have been approved this will be taken into account in assessing development proposals in the area. Proposals which are in accordance with an approved Development Framework will be supported.</p>	


Reference/ Paragraph	Proposed Amendment	Reason
	<p>Where there is not an approved Development Framework for the L'Aumone Local Centre Redevelopment Area or relevant part of it, or where a proposed development is of a minor or inconsequential nature, proposals will be supported providing that the development:</p> <ul style="list-style-type: none"> a) would not prejudice the outcomes of the Development Framework process; or, b) would not inhibit the implementation of an approved Development Framework; and, c) in all cases accords with all relevant policies of the Island Development Plan. <p>The Castel Hospital site is expected to be redeveloped for mix of uses including a community medical hub. The sites of Perruque House and King Edward VII Hospital are expected to be redeveloped to create a 'Care Village' including nursing home accommodation and assisted living units for a range of ages. All sites must contribute to Affordable Housing.</p> <p>Complementary development appropriate to the site and location can be developed as part of a comprehensive scheme for a site taking into account any Development Framework.</p>	
PALC4 (Proposals Map)	Amend the Proposals Map to Allocate Perruque House, King Edward VII Hospital and Castel Hospital as the L'Aumone Local Centre Redevelopment Area	To enable and facilitate high quality redevelopment and regeneration of these brownfield sites for community uses, whilst ensuring the redevelopment contributes to Affordable Housing land supply and addresses the missing sustainability indicators for the L'Aumone Local Centre.

Reference/ Paragraph	Proposed Amendment	Reason
PALC5 (Proposals Map)	Amend the Proposals Map to allocate two sites within the proposed L'Aumone Local Centre Redevelopment Area as Important Open Land.	To recognise the value of the open land located within the Local Centre
PALC6 Glossary	Care Village The Care Village forms part of the L'Aumone Local Centre Redevelopment Area and is formed by the sites known as Perruque House and King Edwards VII Hospital. The Care Village is to be developed to provide a nursing home, assisted living accommodation for a range of ages (which is a form of Affordable Housing).	To provide an accessible definition of a key term used in the IDP
PALC7 Glossary	L'Aumone Local Centre Redevelopment Area The L'Aumone Local Centre Redevelopment Area is comprised of three sites. Perruque House and King Edwards VII Hospital as to be redeveloped to form a Care Village. Castel Hospital is to be redevelopment to form a Community Medical Hub. The Redevelopment Area also includes areas that are designated as Important Open Land.	To provide an accessible definition of a key term used in the IDP

Proposed Vazon Local Centre

Key

text	Represents a deletion of a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - changes to a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - new draft plan amendment

Reference/ Paragraph	Proposed Amendment	Reason
PAVLC1 (Proposals Map)	<p>Add the following area of coastal grassland located at Vazon (outlined in green in the map below) to the Important Open Land designation:</p> 	<p>Following the identification of a new Local Centre at Vazon, a review of the undeveloped areas within the boundary have been subject to an Important Open Land Review. Following this review, this section of land is recommended to be added to the Important Open Land designation.</p> <p>Please note that whilst this area is proposed to be designated as Important Open Land, the existing IDP designation of the land as a Site of Special Significance Designation remains.</p>
PAVLC2	Amend all relevant references that refer to the location of the Local Centre	To reflect the additional new Local Centre identified

Reference/ Paragraph	Proposed Amendment	Reason
	designations throughout the IDP to include the new Vazon Local Centre.	at Vazon.
PAVLC3	Update “Map 1: Main and Local Centres” on page 20 of the IDP to include the Vazon Local Centre boundary.	To reflect the additional new Local Centre identified at Vazon. See also PAH25
PALVC5	<p>Add the following text after paragraph 10.1.5:</p> <p>A Vazon Coastal Restricted Development Area has been identified within the Vazon Local Centre boundary reflecting the area susceptible to coastal hazards (indicated on the Proposals Map), which are expected to increase with climate change. This provides a buffer area and policy designation where development is restricted based on vulnerability of uses to flood risk. No uses that fall within Categories A or B can be considered in this area until an up-to-date flood risk assessment for the area has been conducted. For category C and D uses, the applicant must demonstrate the minimum mitigation of coastal flood risk and mitigation of other sources of flooding. See Annex X: Flood Vulnerability Classifications for an overview of the classifications and the mitigation requirements. Any proposals for existing uses within the Vazon Coastal Restricted Development Area will be considered under the relevant Island Development Plan policies. In any case, any proposals for this area must accord with all relevant policies of the Island Development Plan.</p>	The Vazon Local Centre is located along the coast and it has been identified that this area is at risk of wave overtopping. There is not an up-to-date flood risk assessment undertaken for the Vazon area. As such, any development in the Vazon Coastal Restricted Development Area must be appropriately protected against any current and long-term flood risks.
PAVLC6	<p>Add the following text after paragraph 19.10.9:</p> <p>A Vazon Coastal Restricted Development Area has been identified within the Vazon Local Centre boundary reflecting the area susceptible to coastal hazards (indicated on the Proposals Map), which are expected to increase with climate change. This provides a buffer area and policy designation where development is restricted based on vulnerability of uses to flood risk. No uses that fall within Categories A or B can be considered in this</p>	The Vazon Local Centre is located along the coast and it has been identified that this area is at risk of wave overtopping. There is not an up-to-date flood risk assessment undertaken for the Vazon area. As such, any development in the Vazon Coastal Restricted Development Area must be appropriately protected against any current and long-term flood risks.

Reference/ Paragraph	Proposed Amendment	Reason
	<p>area until an up-to-date flood risk assessment has been conducted for the area. For category C and D uses, the applicant must demonstrate the minimum mitigation of coastal flood risk and mitigation of other sources of flooding.</p> <p>See Annex X: Flood Vulnerability Classifications for an overview of the classifications and the mitigation requirements. Any proposals for existing uses within the Vazon Coastal Restricted Development Area will be considered under the relevant Island Development Plan policies. In any case, any proposals for this area must accord with all relevant policies of the Island Development Plan.</p>	
PAVLC7	<p>Add the following text after paragraph 19.18.4:</p> <p>A Vazon Coastal Restricted Development Area has been identified within the Vazon Local Centre boundary reflecting the area susceptible to coastal hazards (indicated on the Proposals Map), which are expected to increase with climate change. This provides a buffer area and policy designation where development is restricted based on vulnerability of uses to flood risk. No uses that fall within Categories A or B can be considered in this area until an up-to-date flood risk assessment has been conducted for the area. For category C and D uses, the applicant must demonstrate the minimum mitigation of coastal flood risk and mitigation of other sources of flooding. See Annex X: Flood Vulnerability Classifications for an overview of the classifications and the mitigation requirements. Any proposals for existing uses within the Vazon Coastal Restricted Development Area will be considered under the relevant Island Development Plan policies. In any case, any proposals for this area must accord with all relevant policies of the Island Development Plan.</p>	<p>The Vazon Local Centre is located along the coast and it has been identified that this area is at risk of wave overtopping. There is not an up-to-date flood risk assessment undertaken for the Vazon area. As such, any development in the Vazon Coastal Restricted Development Area must be appropriately protected against any current and long-term flood risks.</p>

Reference/ Paragraph	Proposed Amendment	Reason
PAVLC8	<p>Add the following text after paragraph 20.1.5:</p> <p>A Vazon Coastal Restricted Development Area has been identified within the Vazon Local Centre boundary reflecting the area susceptible to coastal hazards (indicated on the Proposals Map), which are expected to increase with climate change. This provides a buffer area and policy designation where development is restricted based on vulnerability of uses to flood risk. No uses that fall within Categories A or B can be considered in this area until an up-to-date flood risk assessment has been conducted for the area. For category C and D uses, the applicant must demonstrate the minimum mitigation of coastal flood risk and mitigation of other sources of flooding. See Annex X: Flood Vulnerability Classifications for an overview of the classifications and the mitigation requirements. Any proposals for existing uses within the Vazon Coastal Restricted Development Area will be considered under the relevant Island Development Plan policies. In any case, any proposals for this area must accord with all relevant policies of the Island Development Plan.</p>	<p>The Vazon Local Centre is located along the coast and it has been identified that this area is at risk of wave overtopping. There is not an up-to-date flood risk assessment undertaken for the Vazon area. As such, any development in the Vazon Coastal Restricted Development Area must be appropriately protected against any current and long-term flood risks.</p>
PAVLC9	<p>Add the following text after paragraph 20.11.6:</p> <p>A Vazon Coastal Restricted Development Area has been identified within the Vazon Local Centre boundary reflecting the area susceptible to coastal hazards (indicated on the Proposals Map), which are expected to increase with climate change. This provides a buffer area and policy designation where development is restricted based on vulnerability of uses to flood risk. No uses that fall within Categories A or B can be considered in this area until an up-to-date flood risk assessment has been conducted. For category C and D uses, the applicant must demonstrate the minimum mitigation of coastal flood risk and mitigation of other sources of</p>	<p>The Vazon Local Centre is located along the coast and it has been identified that this area is at risk of wave overtopping. There is not an up-to-date flood risk assessment undertaken for the Vazon area. As such, any development in the Vazon Coastal Restricted Development Area must be appropriately protected against any current and long-term flood risks.</p>

Reference/ Paragraph	Proposed Amendment	Reason								
	<p>flooding. See Annex X: Flood Vulnerability Classifications for an overview of the classifications and the mitigation requirements. Any proposals for existing uses within the Vazon Coastal Restricted Development Area will be considered under the relevant Island Development Plan policies. In any case, any proposals for this area must accord with all relevant policies of the Island Development Plan.</p>									
PAVLC10	<p>Add a new annex after Annex IX to include the following:</p> <p>Annex X: Flood Vulnerability Classifications Table 1 shows the flood vulnerability classifications for the Vazon Coastal Restricted Development Area.</p> <table><tr><th>Vulnerability classification</th><th>Development definitions*</th><th>Minimum mitigation of coastal flood risk</th><th>Mitigation of other sources of flooding</th></tr><tr><td>A. Essential infrastructure and highly vulnerable uses.</td><td>Essential transport infrastructure. New essential utility and strategic renewable energy infrastructure. Basement dwellings. Premises relating to the provision of</td><td>No uses that fall within Category A can be considered in this area until an up-to-date flood risk assessment has been conducted.</td><td>No uses that fall within Category A can be considered in this area until an up-to-date flood risk assessment has been conducted.</td></tr></table>	Vulnerability classification	Development definitions*	Minimum mitigation of coastal flood risk	Mitigation of other sources of flooding	A. Essential infrastructure and highly vulnerable uses.	Essential transport infrastructure. New essential utility and strategic renewable energy infrastructure. Basement dwellings. Premises relating to the provision of	No uses that fall within Category A can be considered in this area until an up-to-date flood risk assessment has been conducted.	No uses that fall within Category A can be considered in this area until an up-to-date flood risk assessment has been conducted.	<p>The Vazon Local Centre is located along the coast, and it has been identified that this area is at risk of wave overtopping. There is not an up-to-date flood risk assessment undertaken for the Vazon area. As such, any development in the Vazon Coastal Restricted Development Area must be appropriately protected against any current and long-term flood risks.</p>
Vulnerability classification	Development definitions*	Minimum mitigation of coastal flood risk	Mitigation of other sources of flooding							
A. Essential infrastructure and highly vulnerable uses.	Essential transport infrastructure. New essential utility and strategic renewable energy infrastructure. Basement dwellings. Premises relating to the provision of	No uses that fall within Category A can be considered in this area until an up-to-date flood risk assessment has been conducted.	No uses that fall within Category A can be considered in this area until an up-to-date flood risk assessment has been conducted.							

Reference/ Paragraph	Proposed Amendment				Reason
		emergency services that are required to be operational during flooding events.			
	B. More vulnerable uses.	Dwellings and specialised housing. Medical centres, surgeries and clinics, pre-schools and crèches. Hotels, guest accommodation and serviced apartments, non-serviced accommodation such as self-catering units and alternative accommodation such as hostels and group accommodation. Installations for hazardous substances.	No uses that fall within Category B can be considered in this area until an up-to-date flood risk assessment has been conducted.	No uses that fall within Category B can be considered in this area until an up-to-date flood risk assessment has been conducted.	
	C. Less vulnerable	Non-residential	Temporary flood	Other sources of	

Reference/ Paragraph	Proposed Amendment				Reason
	uses.	<p>uses such as churches, community centres, clubs, public meeting rooms, drinking 16s.</p> <p>Convenience retail such as general convenience stores, restaurants and cafes.</p> <p>Formal Leisure such as cinemas, museums, formal events/performance spaces, theatres, conference facilities.</p> <p>Indoor Formal Recreation such as leisure centres, sports hall (specific or multi-functional), swimming pools,</p>	<p>defences must be provided as part of a development. This may be through demountable flood defences with allowance for climate change and must not increase the risk of flooding to surrounding development and/or the wider area.</p> <p>Flood resilience measures must be in place to ensure safety of all users and minimise damage to buildings and facilities.</p>	<p>flooding, including surface water, sewers and groundwater must be considered.</p> <p>Mitigation measures must be implemented with allowance for climate change. Mitigation of residual flood risk must also be in place.</p>	

Reference/ Paragraph	Proposed Amendment				Reason
		<p>indoor equestrian centre, gymnasiums, indoor bowls. Offices, Industry and Storage and Distribution.</p> <p>Premises relating to the provision of emergency services that are not required to be operational during flooding events. Lifeguard and coastguard stations.</p>			
	D. Water compatible uses.	<p>Amenity open space/open land and public realm. Outdoor Formal Recreation such as sports pitches, outdoor activity centres, equestrian related activities, outdoor bowls, play areas.</p>	<p>Temporary defences may be used. Flood resilience measures must be in place to ensure safety of all users and minimise damage to buildings and facilities.</p>	<p>Other sources of flooding, including surface water, sewers and groundwater must be considered and mitigated as necessary.</p>	

Reference/ Paragraph	Proposed Amendment				Reason
		<p>Informal Leisure and Recreation such as civic spaces and informal event spaces, nature walks, woodlands, parks and formal gardens, allotments, development ancillary to beaches and the coast.</p> <p>Water based recreation activities.</p> <p>Areas of nature conservation and biodiversity.</p>			
	<p>* Please note that this list is not exhaustive and any development that is not included within the list will be considered on a case-by-case basis by applying the most appropriate vulnerability classification using the above categories.</p>				
PAVLC11	Update the Island Development Plan Proposals Map to include the Vazon Local Centre boundary.				To reflect the additional new Local Centre identified at Vazon.
PAVLC12	Update the Island Development Plan Proposals Map to include the Vazon Coastal Restricted Development Area.				The Vazon Local Centre is located along the coast, and it has been identified that this area is at risk of

Reference/ Paragraph	Proposed Amendment	Reason
		<p>wave overtopping. There is not an up-to-date flood risk assessment undertaken for the Vazon area. As such, any development in the Vazon Coastal Restricted Development Area must be appropriately protected against any current and long-term flood risks.</p>

Minor Amendments

Note that where there is a minor grammatical change or typos (such as removal or addition of a full stop, comma etc) these draft plan amendments have not been given a new reference ID but the changes have been noted in the Detail column and indicated in red text where appropriate.

Key

text	Represents a deletion of a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - changes to a draft plan amendment published in June 2024
	Represents a revised draft plan amendment - new draft plan amendment

Reference/ Paragraph	Proposed Amendment	Reason	Detail
PAMA2 (2.1.1)	“The Island Development Plan is a Development Plan prepared by the Authority in accordance with section 8 of the Land Planning and Development (Guernsey) Law, 2005. It has been prepared to be replaced both the Urban Area Plan and the Rural Area Plan , consistent with and taking into account the strategic guidance set out within the Strategic Land Use Plan, approved by the States in November 2011 (Billet d’État XIX). It therefore covers the entire Island in a single document.”	Amend wording to correctly reflect the adoption of the IDP which replaced the previous Development Plans e.g., the Urban Area Plan and the Rural Area Plan.	Remove comma
PAMA3 (2.1.2)	“The Urban and Rural Area Plans were prepared under strategic policies that are over 10 years old and are now out of date.” The Island Development Plan sets out appropriate land use policies to ensure that land is used and managed in such a way that it meets the current strategic objectives of the States of Guernsey as set out in the Strategic Land Use Plan.”	Amend wording to correctly reflect the adoption of the IDP which replaced the previous Development Plans e.g., the Urban Area	Removal of the full stop and space after.

Reference/ Paragraph	Proposed Amendment	Reason	Detail
PAMA50 (19.3.2)	<p>Amend paragraph 19.3.2 to the following:</p> <p>“The Land Planning and Development (General Provisions) Ordinance, 2007, Part 1, Section 4 extends the definition of development within a Site of Special Significance, resulting in works normally not constituting development requiring planning permission, such as any works which disturb the ground and materially affect the special interest of the Site of Special Significance, or significant clearance of vegetation. This places significant constraints on development that might harm the special interest of a Site of Special Significance. A significant number of exemptions from the requirement for planning permission under the Land Planning and Development (Exemptions) Ordinance, 200723 are not available in Sites of Special Significance and certain changes of use to agricultural and horticultural uses amount to development in those areas when they do not in others. Also, the Authority is required to consider whether an Environmental Impact Assessment is required in relation to anything other than minor development in such an area. The Authority must also consider certain important considerations set out in the Planning Law when considering proposals in relation to a Site of Special Significance.”</p>	<p>The DPA agrees to amend the word 'harm' to 'affect' in paragraph 19.3.2 to be consistent with the section 4 to Part I of the 2007 General Provisions Ordinance. This amendment has been identified through the Initial Representations (PAMA50-CC-20240729).</p>	
PAMA50a (19.3.2)	<p>Amend paragraph 19.3.2 to the following:</p> <p>“The Land Planning and Development (General Provisions) Ordinance, 2007, Part 1, Section 4 extends the definition of development within a Site of Special Significance, resulting in works normally not constituting development requiring planning permission, such as any works which disturb the ground and materially affect the special interest of the Site of Special Significance, or significant clearance of vegetation. This places significant constraints on development that might harm affect the special interest of a Site of Special Significance. A significant number of exemptions from the requirement for planning permission</p>	<p>The DPA agrees to amend the word 'harm' to 'affect' in paragraph 19.3.2 to be consistent with the section 4 to Part I of the 2007 General Provisions Ordinance.</p>	

Reference/ Paragraph	Proposed Amendment	Reason	Detail
	under the Land Planning and Development (Exemptions) Ordinance, 20723 are not available in Sites of Special Significance and certain changes of use to agricultural and horticultural uses amount to development in those areas when they do not in others. Also, the Authority is required to consider whether an Environmental Impact Assessment is required in relation to anything other than minor development in such an area. The Authority must also consider certain important considerations set out in the Planning Law when considering proposals in relation to a Site of Special Significance.”	This amendment has been identified through the Initial Representations (PAMA50-CC-20240729).	
PAMA69 (19.16.2)	Amend paragraph 19.16.2 to the following: Although the curtilage relates to a building and not to a particular use, in most cases the use of both the building and its curtilage will be the same, for example, a garden will be used for the residential purposes of a house. A curtilage is often, but not necessarily always, marked-off or enclosed. Therefore, planning permission is usually required for a change of use to extend the curtilage of residential and non-residential buildings onto adjoining land used for another purpose where using the additional land for the same purpose as the existing curtilage would require a material change of use, for example, to extend the garden of a dwelling onto adjoining agricultural land.	Clarification following review of wording of Policy GP15: Creation and Extension of Curtilage in relation to the issues raised in recent appeals.	
PAMA69a (19.16.2)	Amend paragraph 19.16.2 to the following: “Although the curtilage relates to a building and not to a particular use, in most cases the use of both the building and its curtilage will be the same, for example, a garden will be used for the residential purposes of a house. A curtilage is often, but not necessarily always, marked-off or enclosed. Therefore, planning permission is usually required for a change of use to extend the curtilage of residential and non-residential buildings onto adjoining land used for another purpose where using the additional land for the same purpose as the existing	Clarification following review of wording of Policy GP15: Creation and Extension of Curtilage in relation to the issues raised in recent appeals.	Add the following additional wording in red for clarification purposes. This amendment has been identified through the Initial Representations

Reference/ Paragraph	Proposed Amendment	Reason	Detail
	curtilage would require a material change of use , for example, to extend the garden of a dwelling onto adjoining agricultural land <u>for purposes other than agriculture.</u>		(reference PAMA69-ANON-AFX6-YAE9-D).
PAMA82 (20.3.3)	“Over the past 205 years, inert waste has been used for land reclamation at Longue Hougue. However, current estimates based on average tipping rates suggest that there could be as little as seven years’ capacity remaining the current inert waste disposal facility at Longue Hougue is expected to be full imminently and therefore an alternative, long-term solution will be is now required.”	Update required in relation to Longue Hougue waste disposal facility.	The wording “is now” has not been shown as a deletion, have amended.
PAMA90 (20.13.1)	Amend paragraph 20.13.1 to the following: “ The Population and Immigration Review 2022 states that The States of Guernsey will assume, for the purpose of planning future infrastructure and service provision, that net migration will average up to +300 per year over the next thirty years. The States’ Population Policy Group’s consultation document ‘Managing Guernsey’s Population’ 2011 states that Guernsey has an aging population and figures in the Guernsey Annual Population Bulletin, March 2013 The Guernsey Annual Electronic Census Report indicates that the percentage of the population in the 65 - 84 years category and over 85 years category has steadily risen between 2019 and 2022 March 2013 . A consequence of this is that the Island must anticipate and plan for an increase in demand for use of crematoria and burial sites and the associated demands on land.”	Update to reflect superseded states plans or strategies.	Add an ‘s’ after indicate
PAMA100 (Glossary)	Amend glossary definition for Indoor Formal Recreation to the following: “The Leisure and Recreation policies refers to different categories of leisure and recreation facilities, which group uses to take into account their different functions and impacts. Indoor formal leisure includes nightclubs , leisure centres, sports halls (specific or multi-functional), swimming pools, indoor equestrian	Remove repeated sentence and add nightclub to the indoor formal recreation category for	Added ‘for Indoor Formal Recreation’ for reference and ‘Indoor formal recreation’ to the reasoning

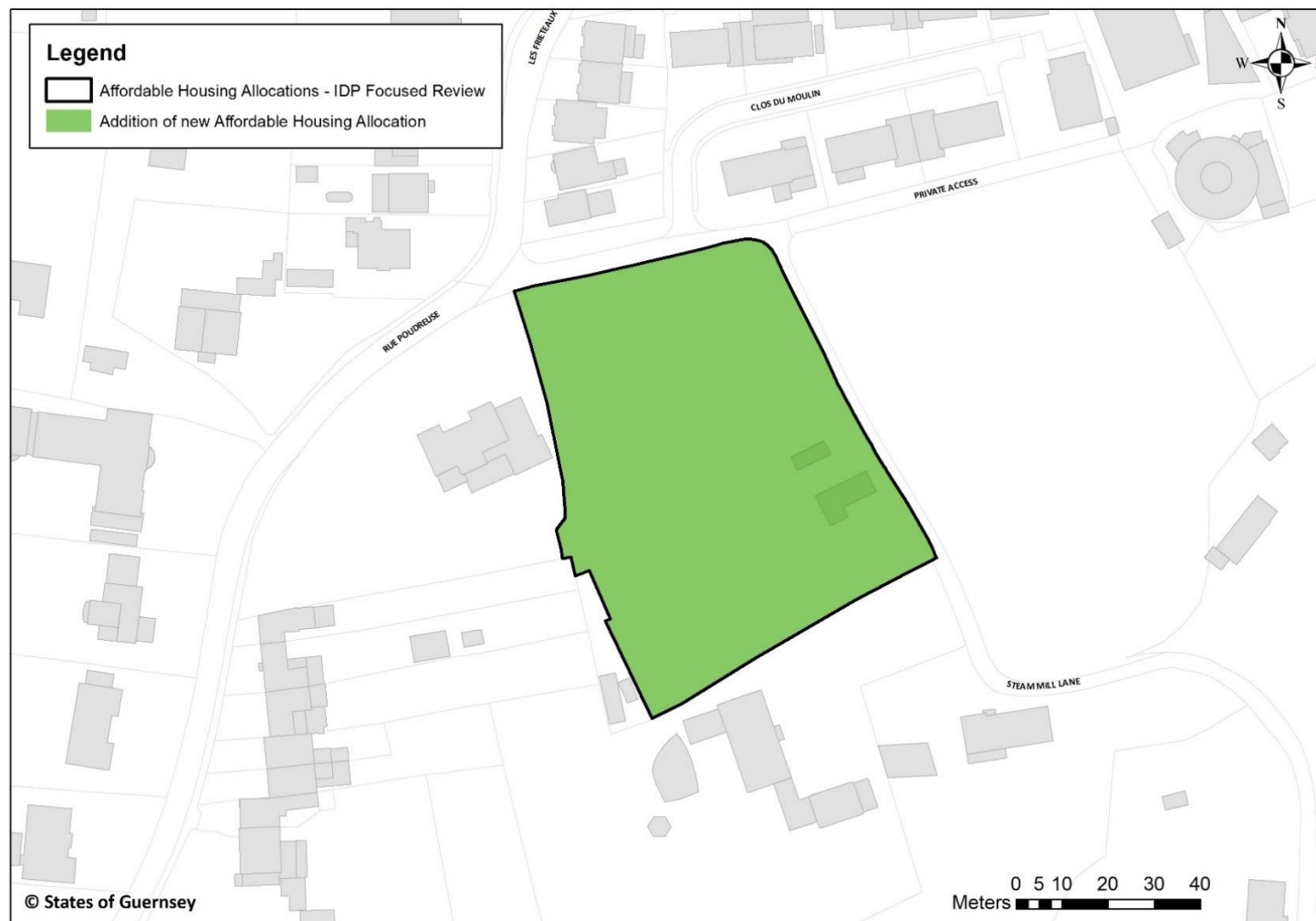
Reference/ Paragraph	Proposed Amendment	Reason	Detail
	centres, gymnasiums and indoor bowls , which group uses to take into account their different functions and impacts. Indoor formal leisure includes leisure centres, sports halls (specific or multi-functional), swimming pools, indoor equestrian centres, gymnasiums and indoor bowls. This list is not exhaustive and any proposal that is not included will be considered on its merits taking into account the functionality of the proposed development and the impact it may have on a location.”	clarification purposes.	
PAMA115 (Proposals Map)	Amend the Proposals Map as follows: Amend Franc Fief Housing Allocation to follow a logical route around properties (boundary at Pre De La Fontaine).	Amend boundary for accuracy purposes.	
PAMA115a (Proposals Map)	Amend the Proposals Map as follows: Amend Franc Fief Housing Allocation to follow a logical route around properties (boundary at Pre De La Fontaine). Amend boundary of Franc Fief Housing Allocation to include the access on to Saltpans Road just to the north of the Area of Biodiversity Importance.	Amend the boundary for accuracy purposes. In addition, the Access on to Saltpans Road just to the north of the Area of Biodiversity Importance needs to stay included in the allocation as this is proposed as a secondary site access for part of the site and is considered part of the allocation lands.	
PAMA130	Amend paragraph 19.10.8 to the following:	Amend wording to	Delete the comma

Reference/ Paragraph	Proposed Amendment	Reason	Detail
(19.10.8)	<p>“In order to ensure that appropriate environmental management practises are followed during the demolition and construction phases of projects the Authority will require the submission of a Site Waste Management Plan with a planning application for developments of 5 or more dwellings or for any form of development of a minimum of 1,000 square metres of floor area or where development relates to the demolition and redevelopment of a redundant building or a dwelling which has planning permission to be subdivided or a replacement dwelling on a one for one basis in order to ensure that undue or reasonably avoidable adverse impacts of the demolition and construction of buildings are prevented. This will need to demonstrate how waste is to be minimised during the demolition of any existing buildings or structures or during construction on a particular site, how existing materials are to be reused, either on or off site, and how residual waste will be dealt with, detail the amount and type of waste that will be produced on a construction site and how it will be minimised, reused, recycled on and off the site and how the remaining waste will be disposed of, including details of its immediate destination if it is proposed to be transported off site. Further guidance can be found in the Site Waste Management Planning Advice Note.”</p>	<p>clarify requirements for a Site Waste Management Plan (SWMP) to ensure wording is consistent with policy summary box and the Site Waste Management Plan Planning Advice Note.</p> <p>Please also see reference PAMA129, PAMA131 & PAMA110.</p>	after ‘dealt with’
PAMA132 (Proposals Map)	Amend the Site of Special Significance boundary to exclude the hard surface areas formally used for car parking and a section of the Vazon coast road that is included within the Local Centre boundary as shown below	This is a hard surface area used formally for car parking and as such it recommended that this area is excluded, as it is evident that these areas do not contribute to the	

Reference/ Paragraph	Proposed Amendment	Reason	Detail
		special interest of the SSS. This minor amendment has been informed by the findings within the “Identifying Local Centre Boundary report – Vazon November 2024”.	

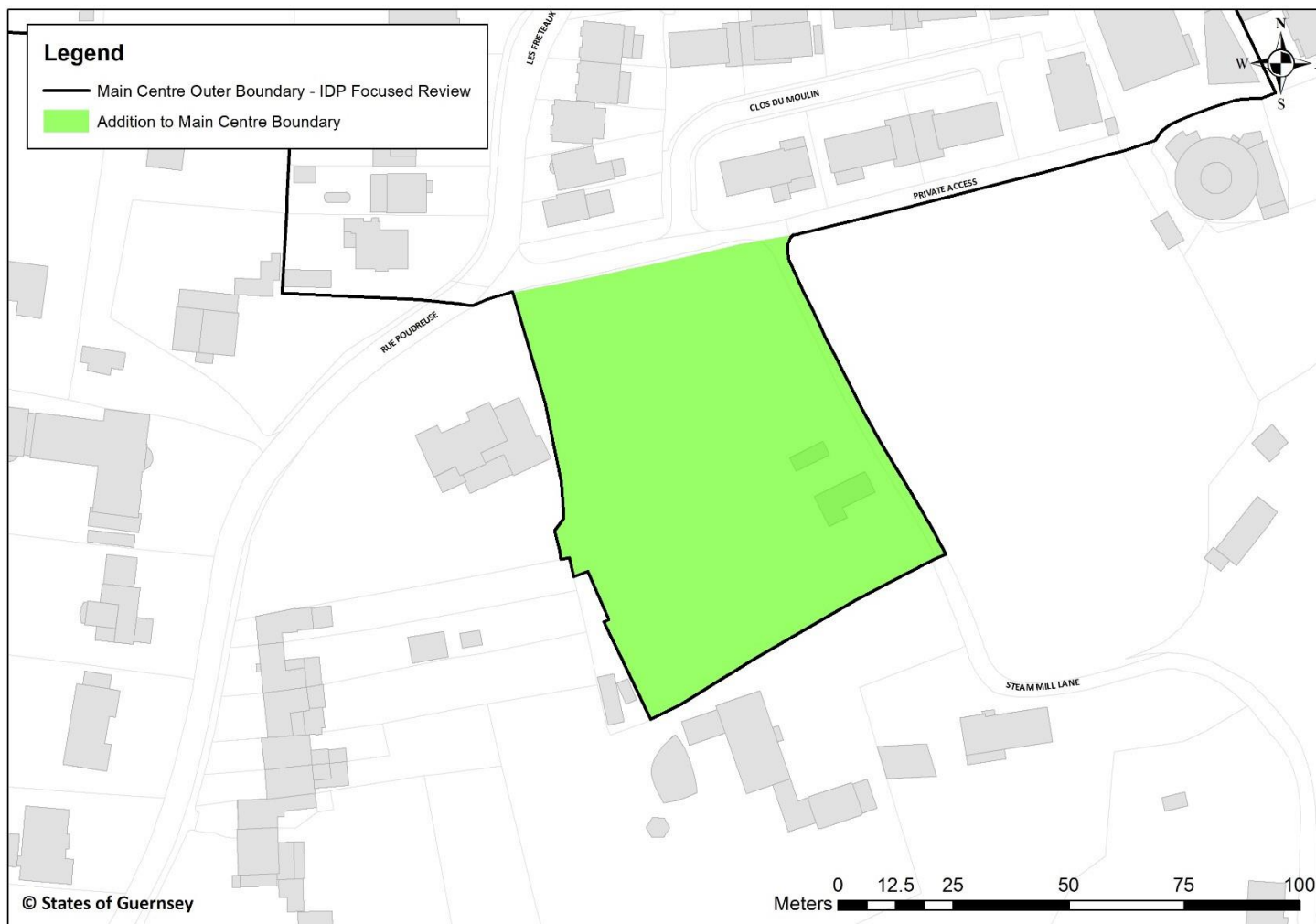
Proposals Map

PAH41



Proposed Amendments to the Proposals Map – Housing

PAH42



Proposed Amendments to the Proposals Map – Housing

PAH43



Proposed Amendments to the Proposals Map – Housing

PAH44



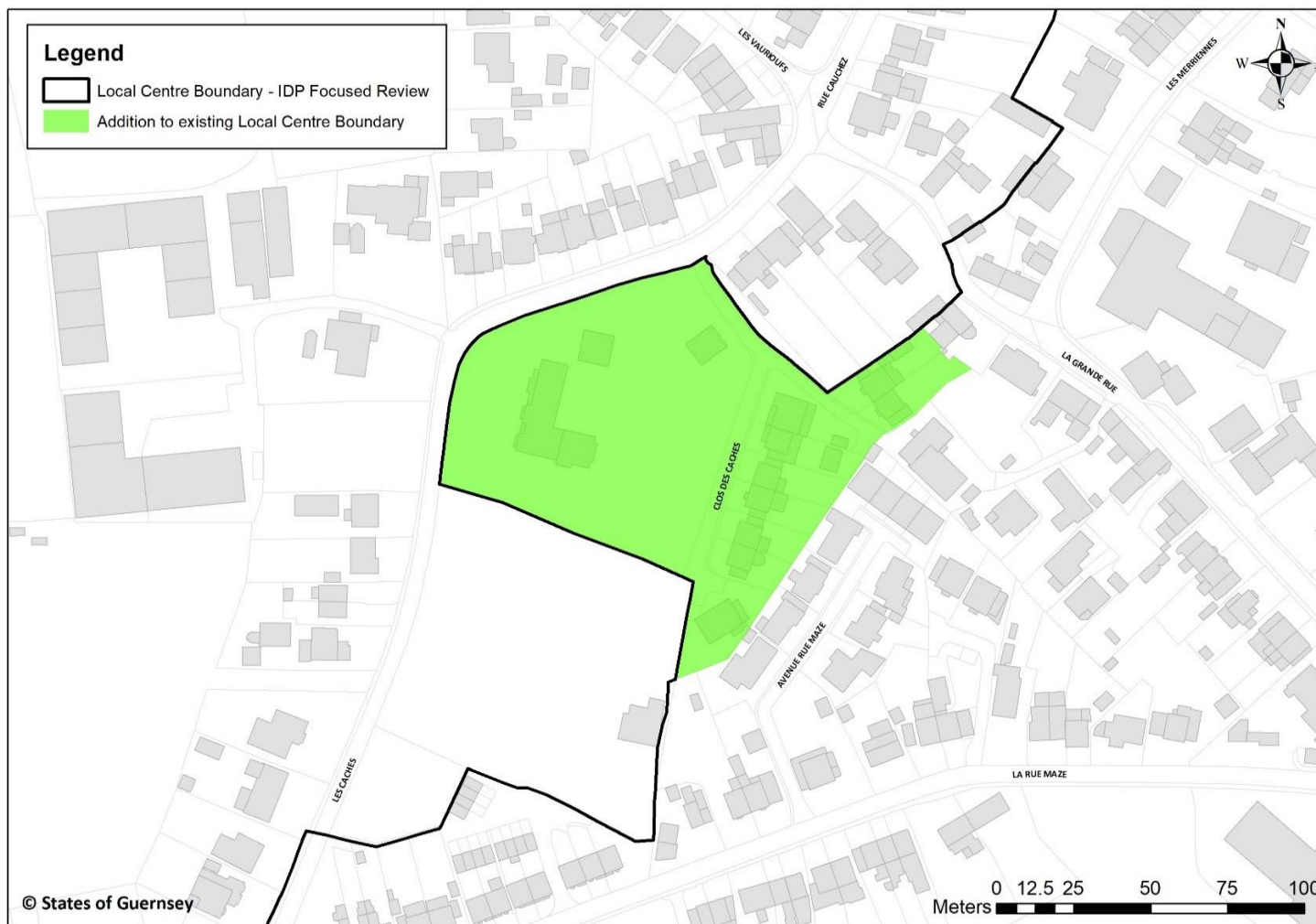
Proposed Amendments to the Proposals Map – Housing

PAH45



Proposed Amendments to the Proposals Map – Housing

PAH46



Proposed Amendments to the Proposals Map – Housing

PAH47



Proposed Amendments to the Proposals Map – Housing

PAH48



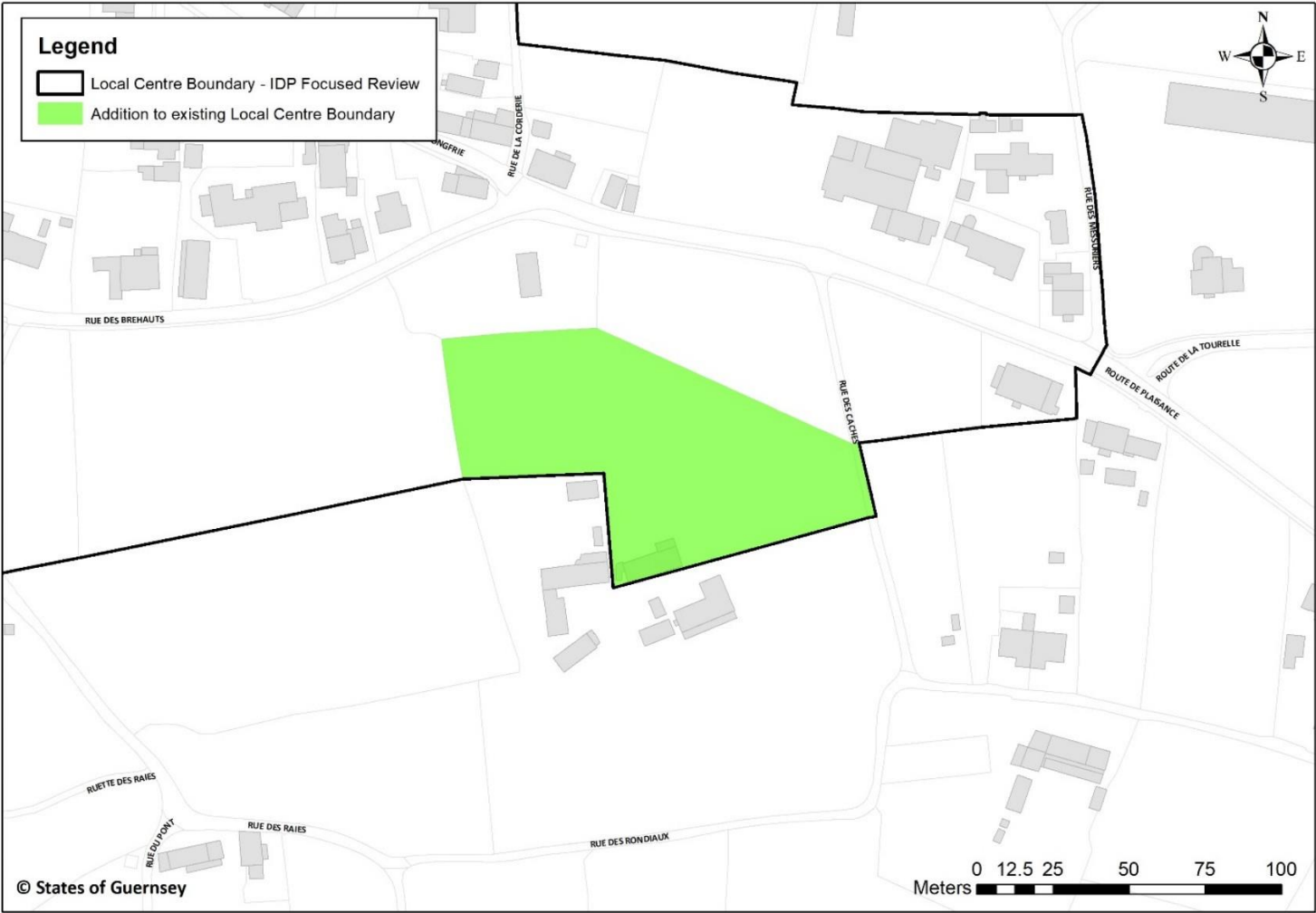
Proposed Amendments to the Proposals Map – Housing

PAH49



Proposed Amendments to the Proposals Map – Housing

PAH50



Proposed Amendments to the Proposals Map – Housing

PAH51



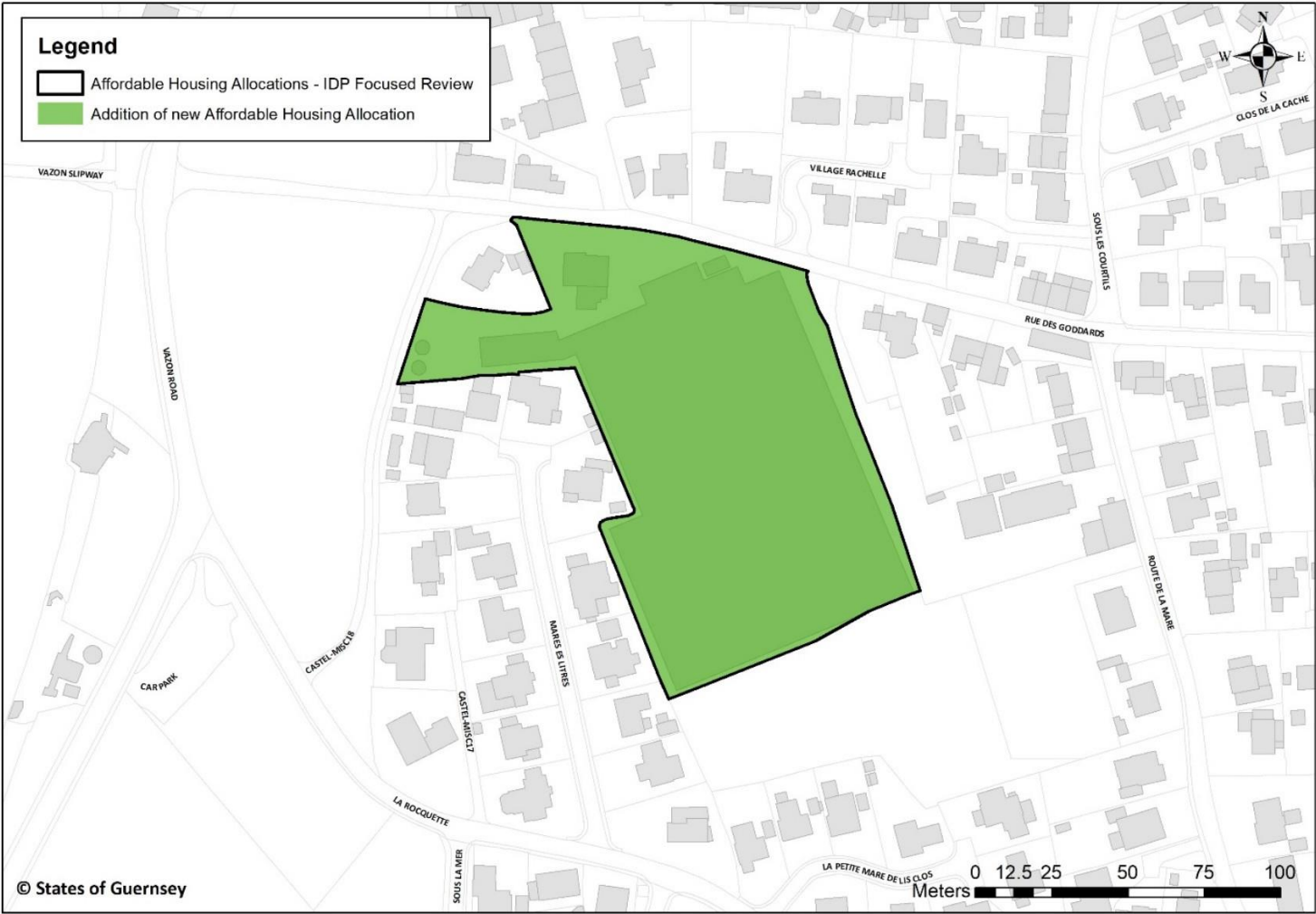
Proposed Amendments to the Proposals Map – Housing

PAH52



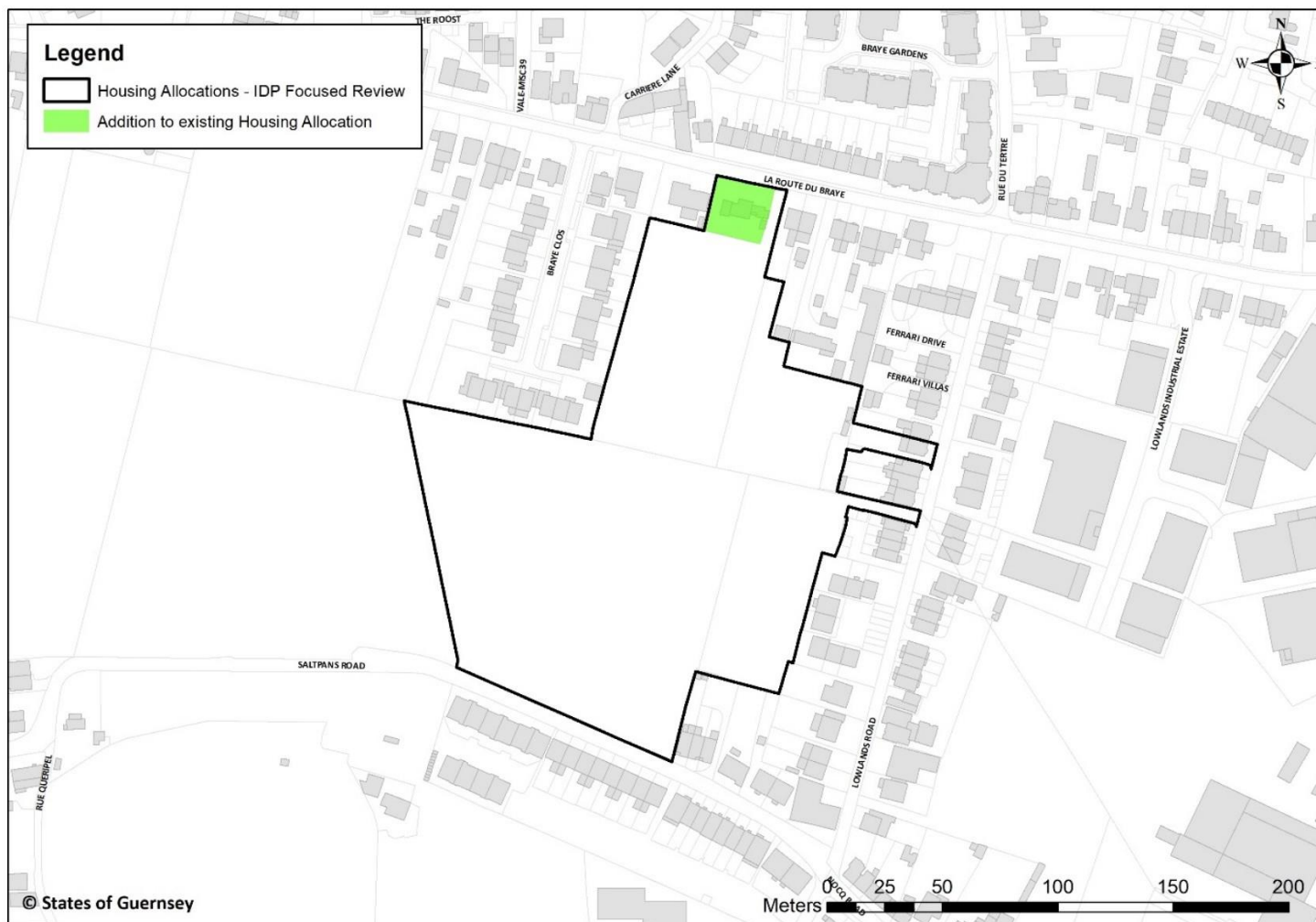
Proposed Amendments to the Proposals Map – Housing

PAH53



Proposed Amendments to the Proposals Map – Housing

PAH54

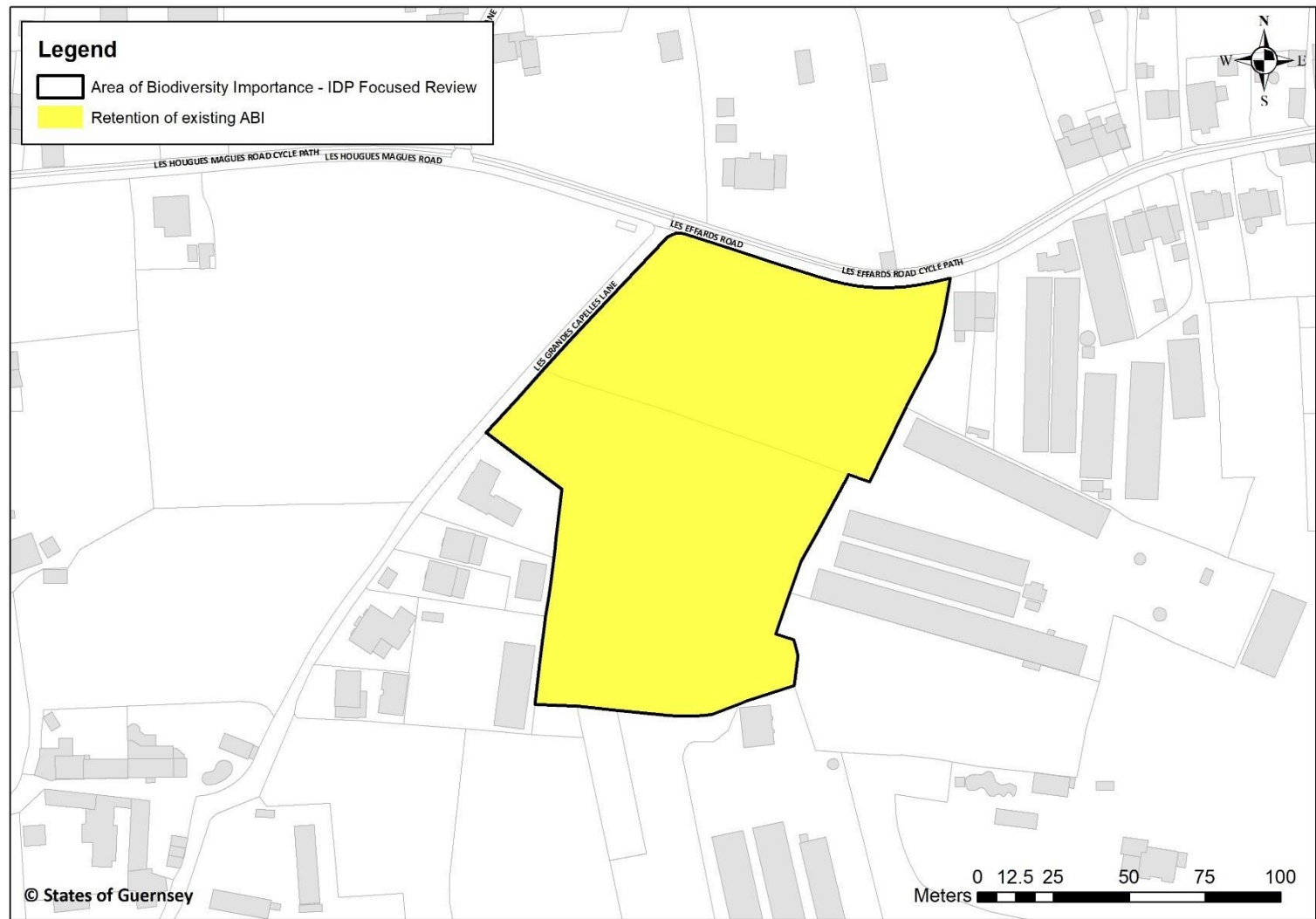


PAE71



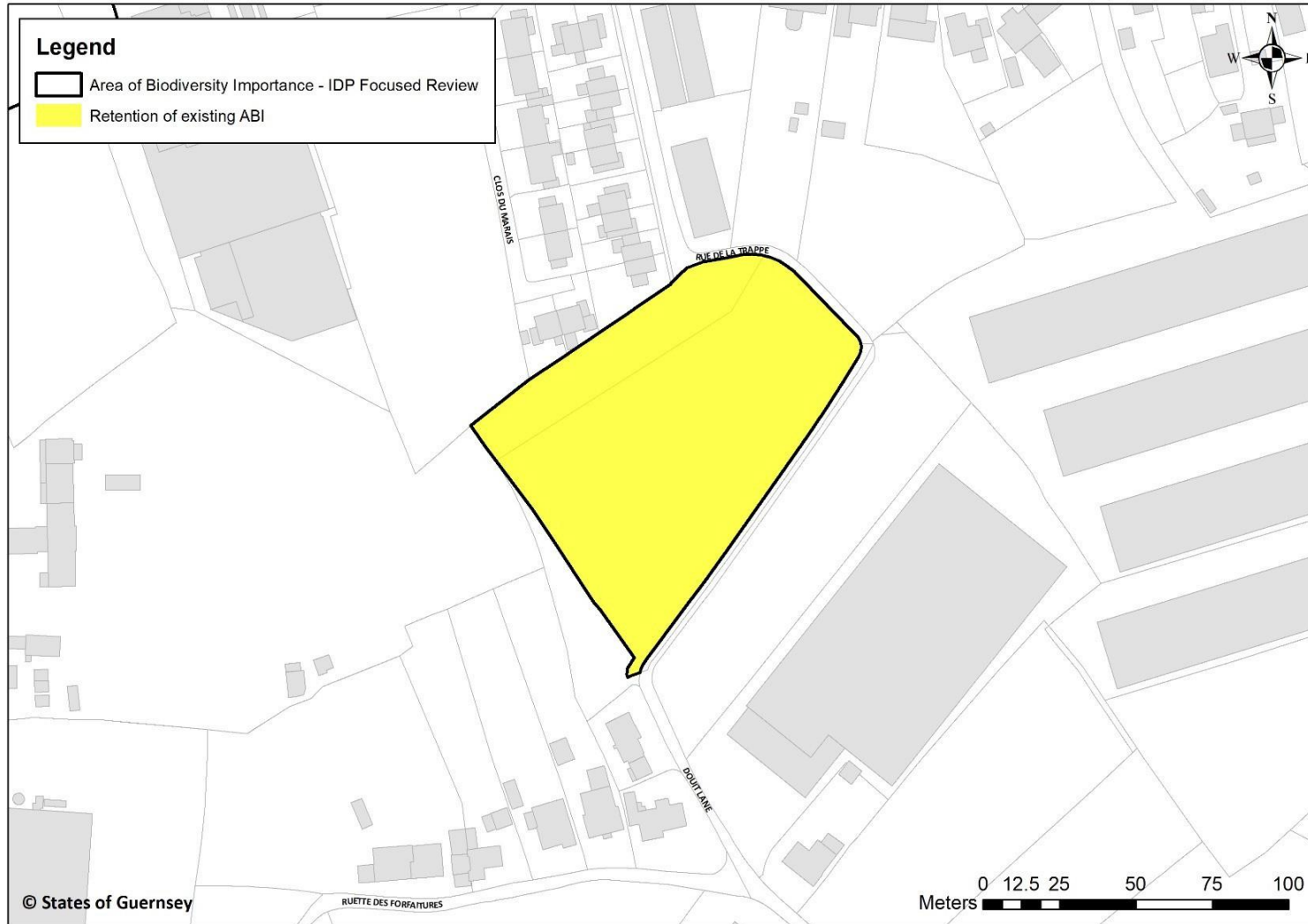
Proposed Amendments to the Proposals Map – Areas of Biodiversity Importance

PAABI1a



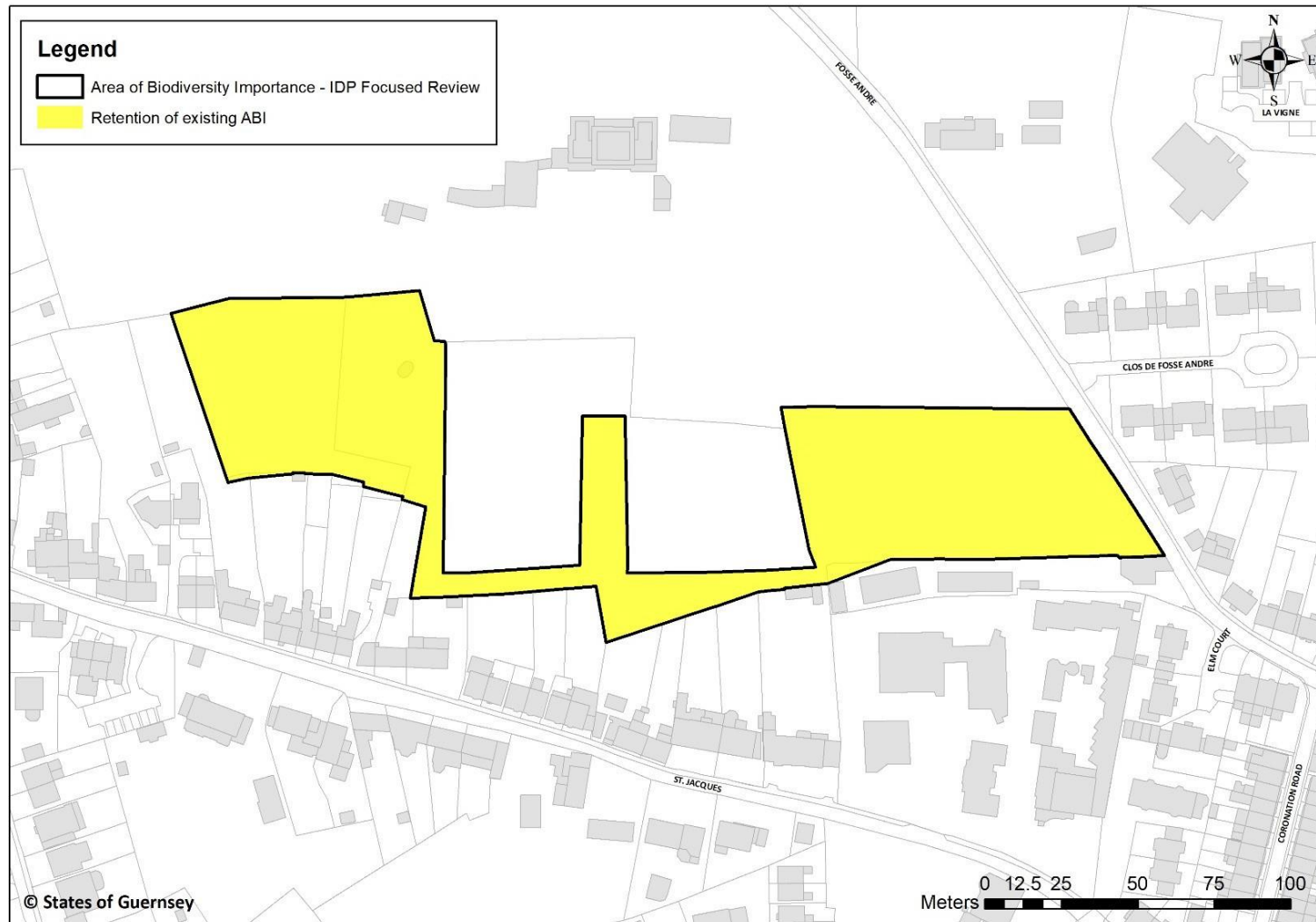
Proposed Amendments to the Proposals Map – Areas of Biodiversity Importance

PAABI2a



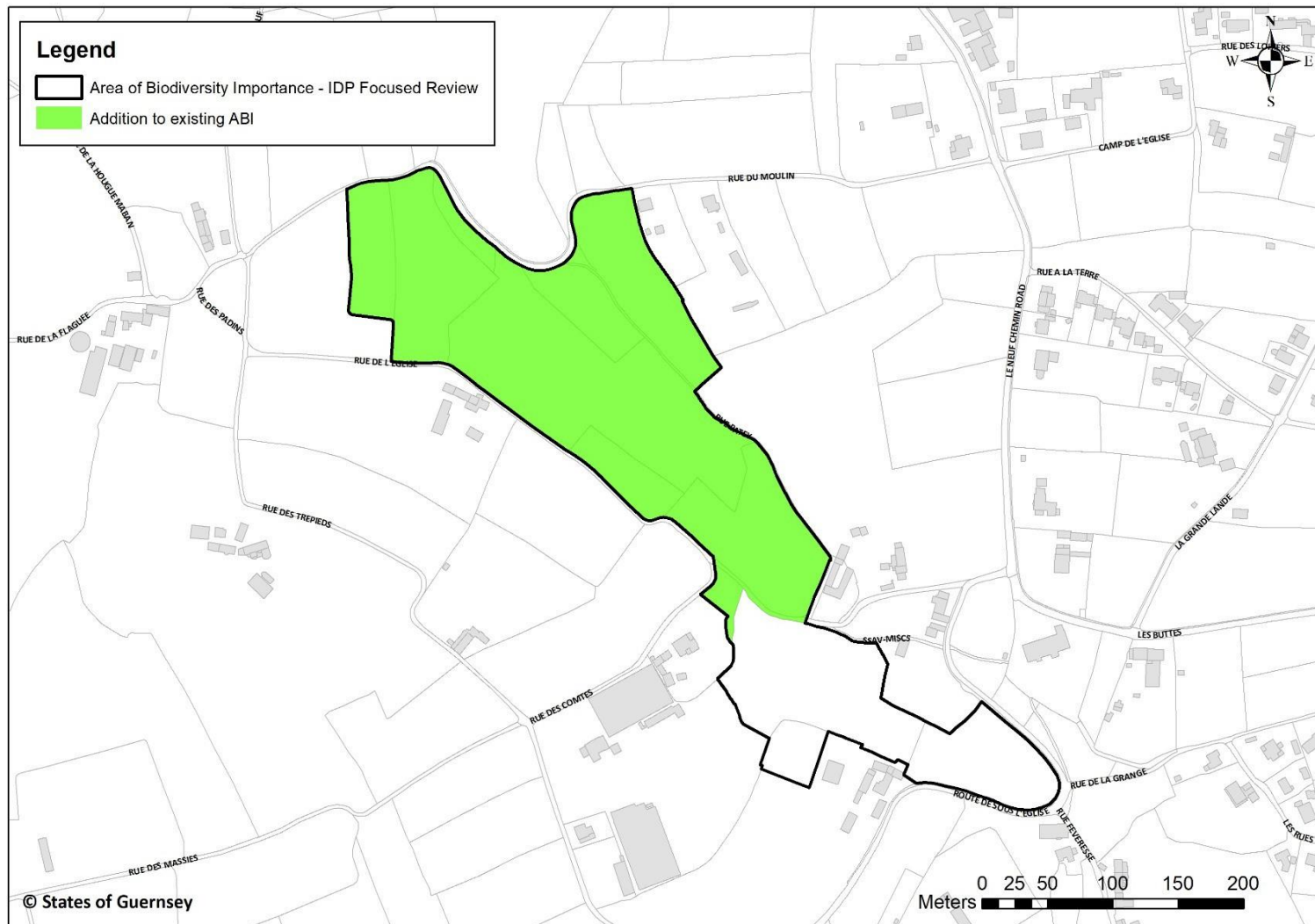
Proposed Amendments to the Proposals Map – Areas of Biodiversity Importance

PAABI3a



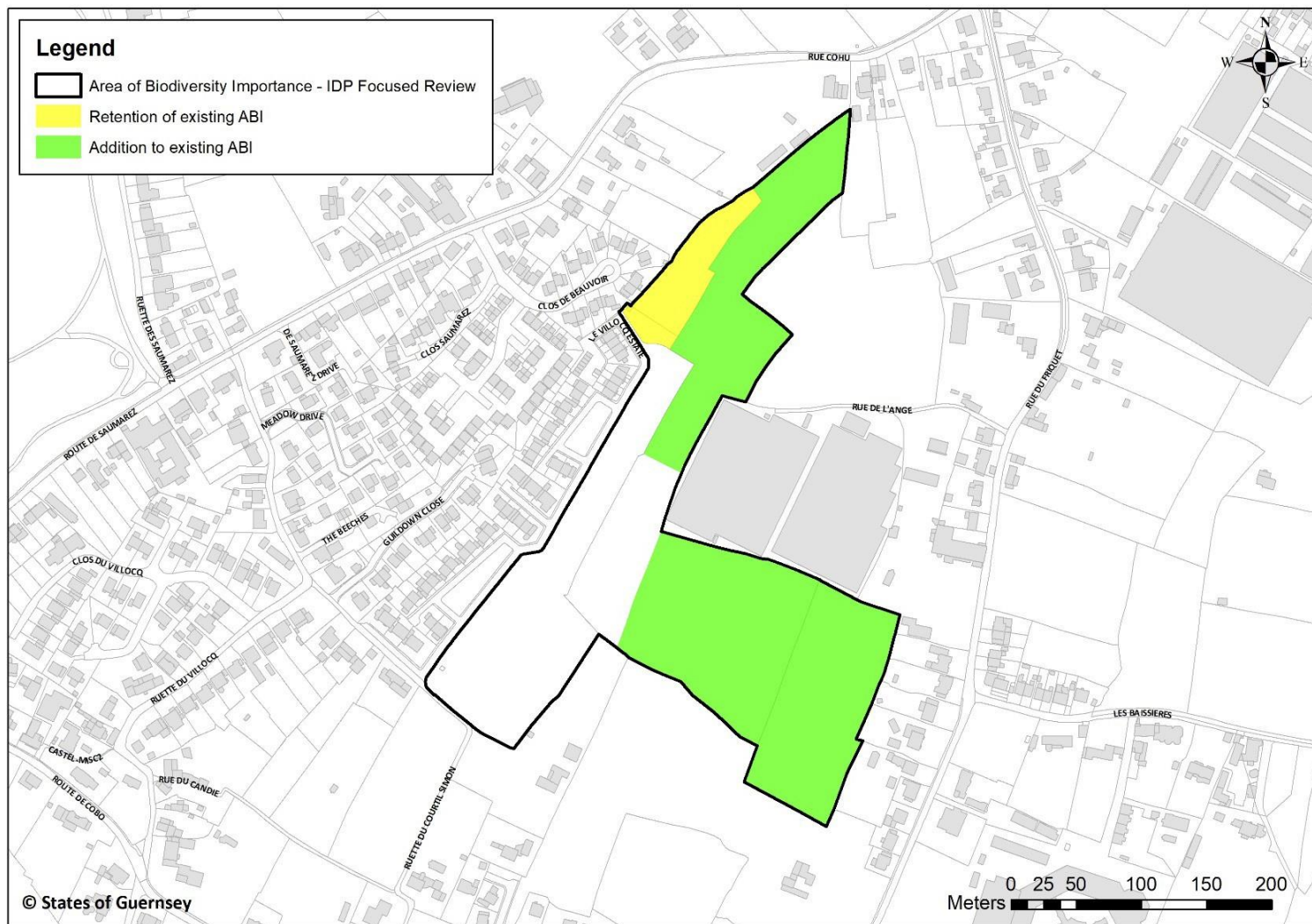
Proposed Amendments to the Proposals Map – Areas of Biodiversity Importance

PAABI15a



Proposed Amendments to the Proposals Map – Areas of Biodiversity Importance

PAABI17a



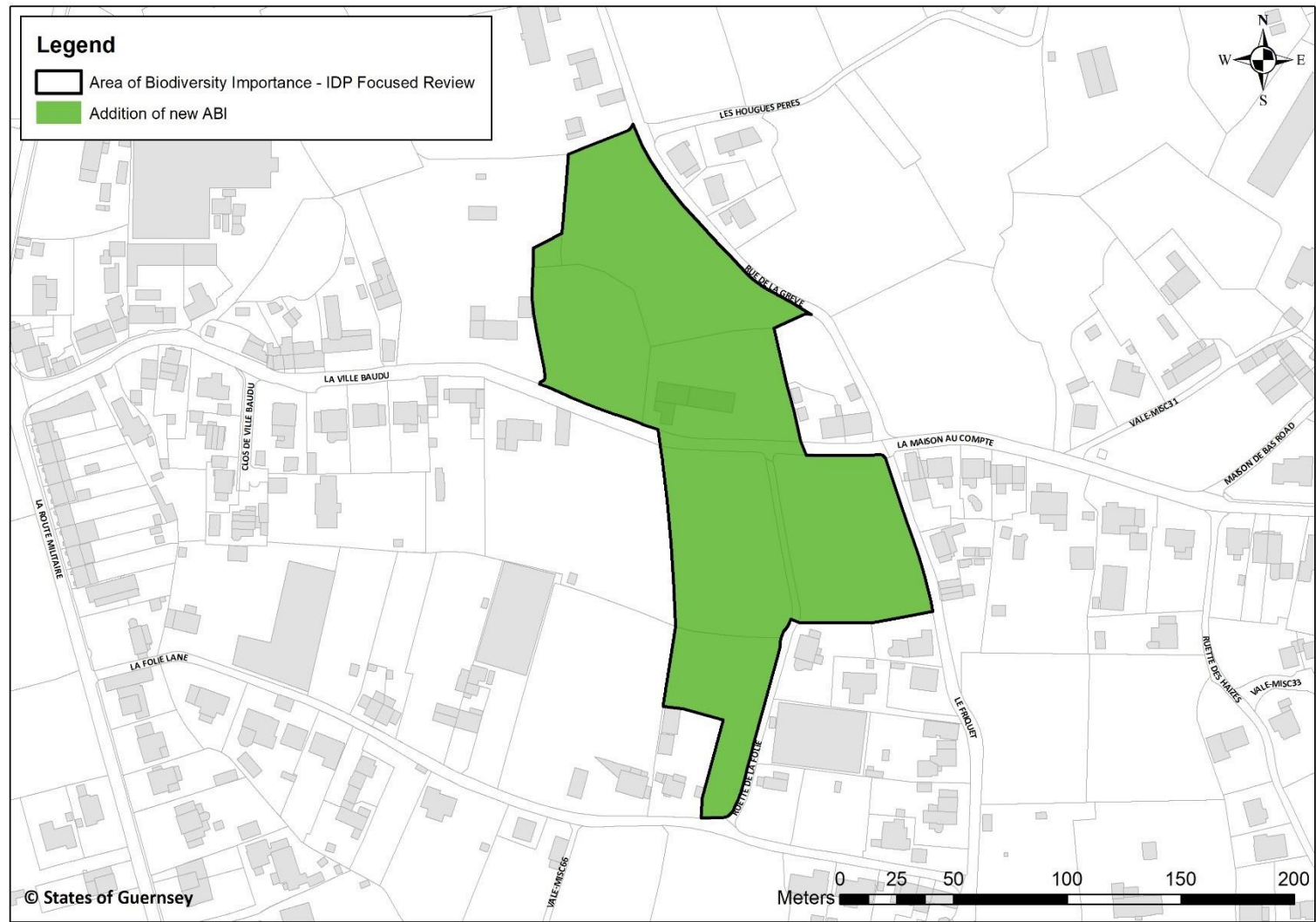
Proposed Amendments to the Proposals Map – Areas of Biodiversity Importance

PAABI73



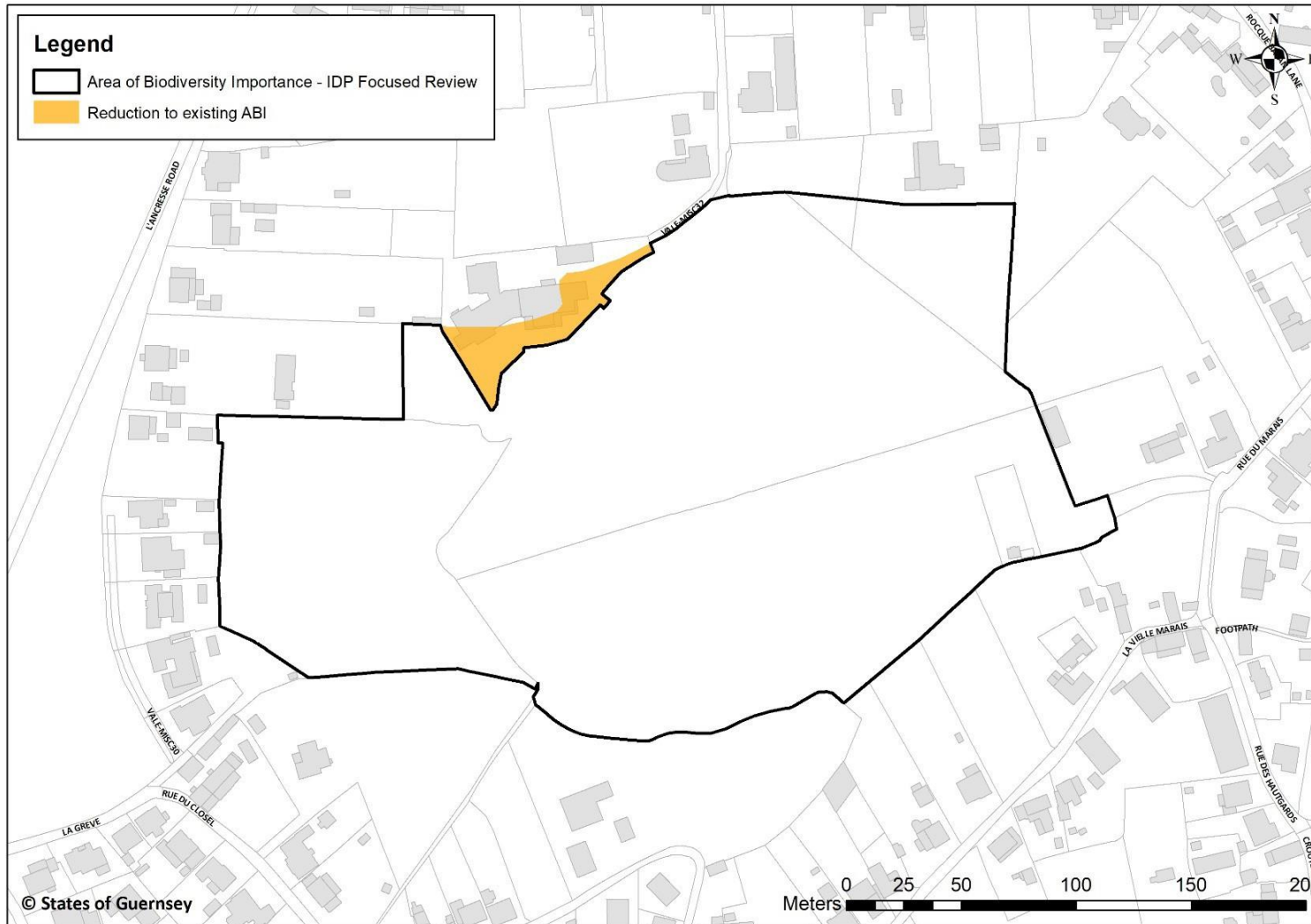
Proposed Amendments to the Proposals Map – Areas of Biodiversity Importance

PAABI74



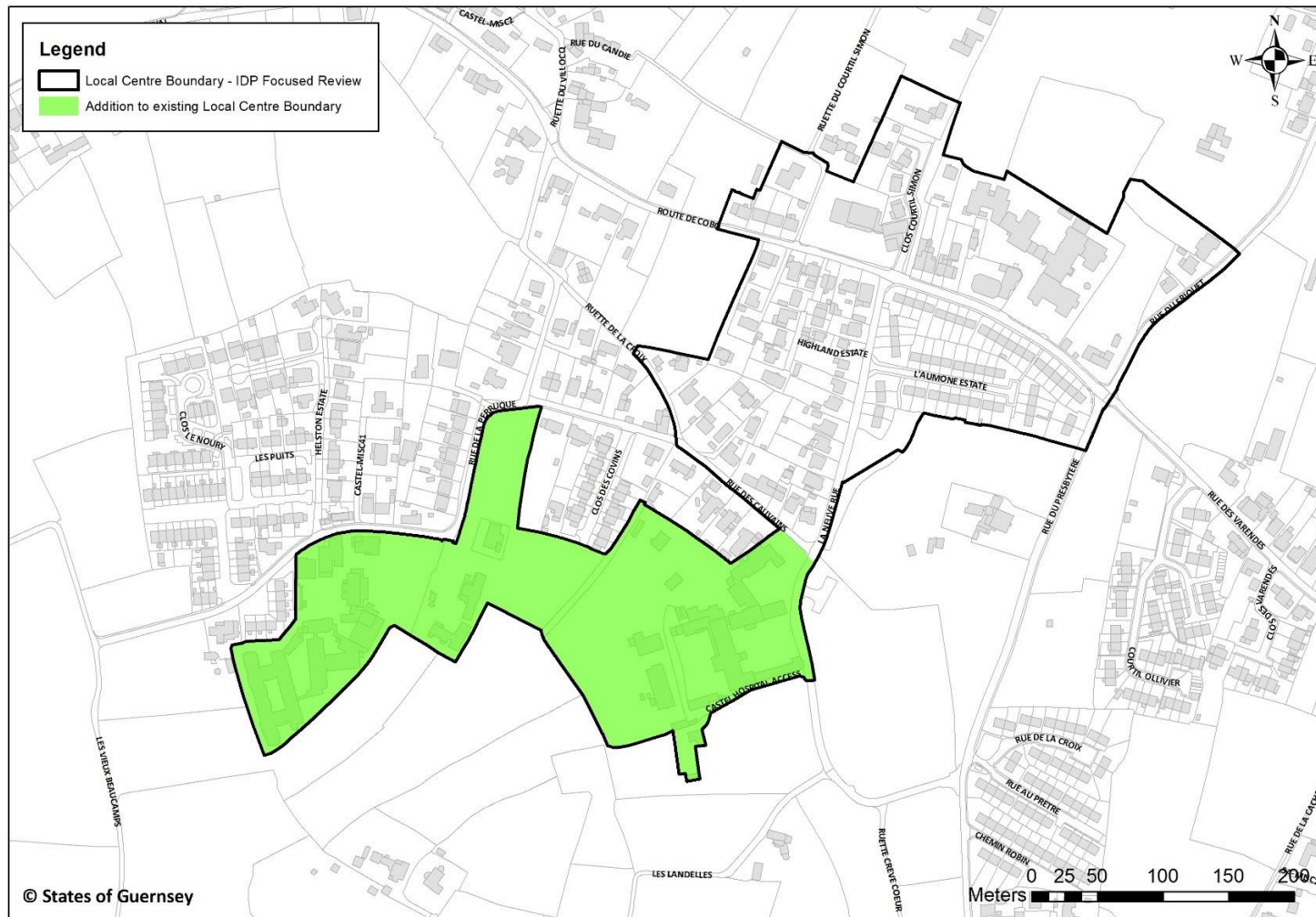
Proposed Amendments to the Proposals Map – Areas of Biodiversity Importance

PAABI75



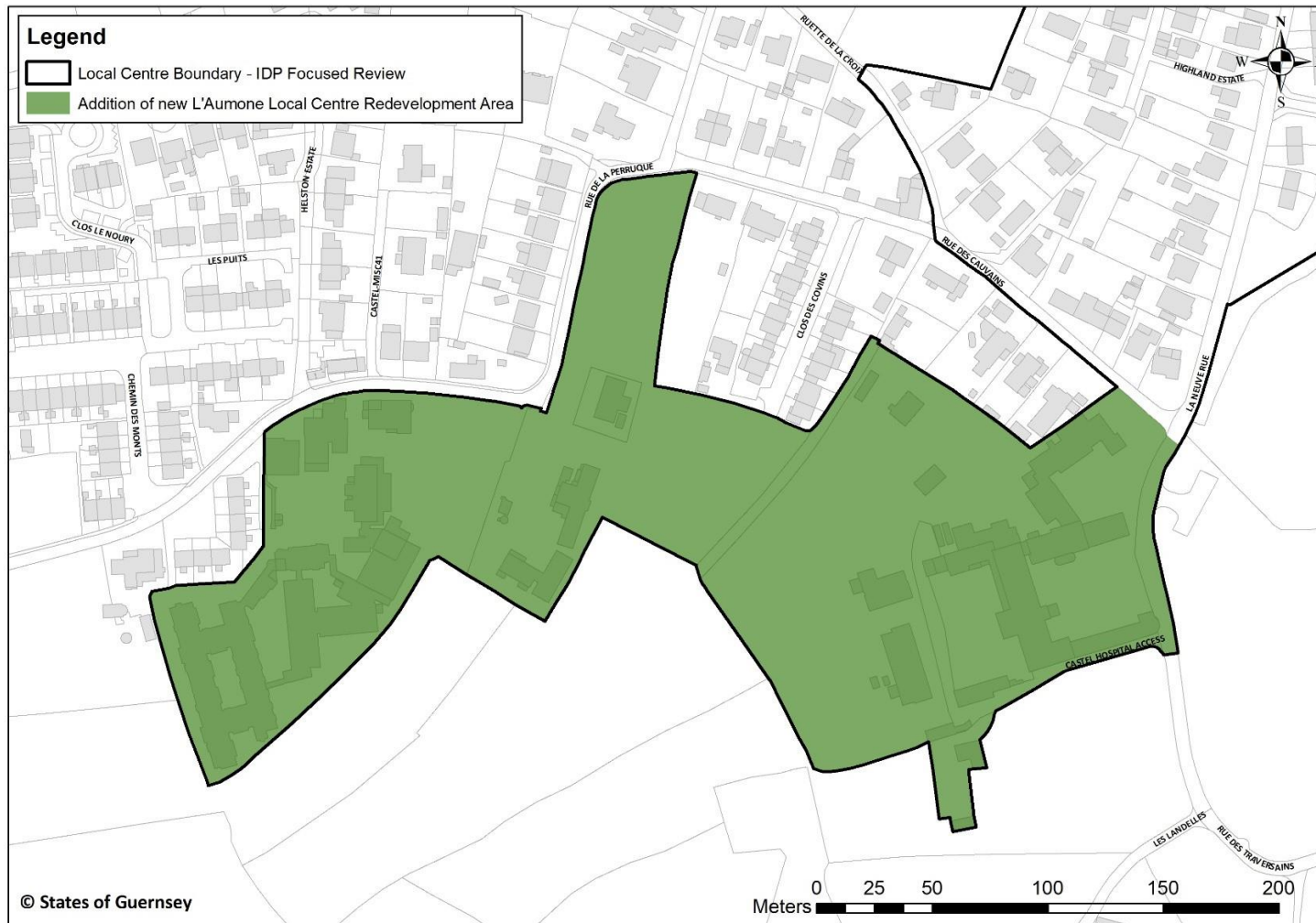
Proposed Amendments to the Proposals Map – L’Aumone Local Centre

PALC1a



Proposed Amendments to the Proposals Map – L'Aumone Local Centre

PALC4



PALC5



Proposed Amendments to the Proposals Map – Vazon Local Centre

PAVLC1



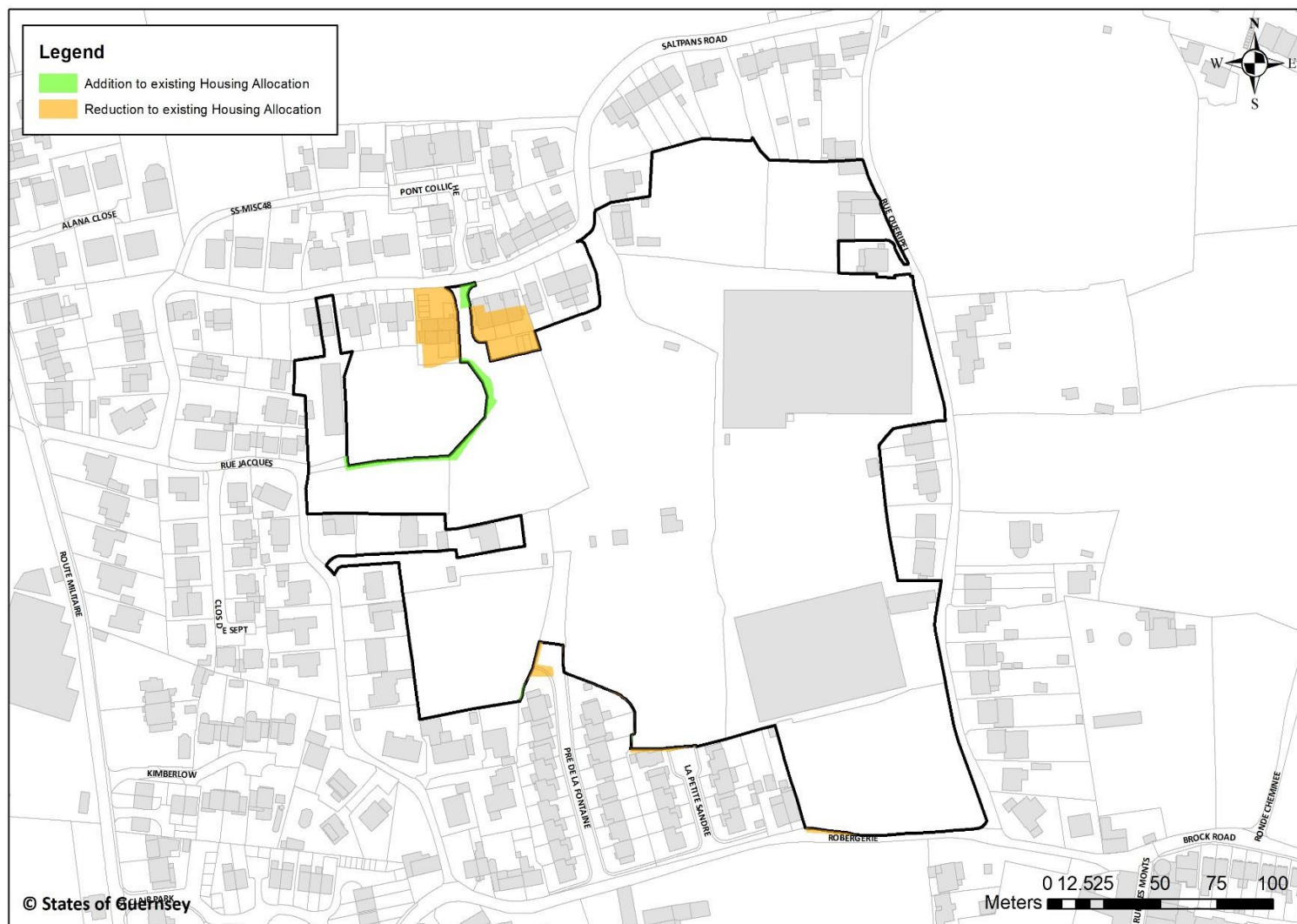
Proposed Amendments to the Proposals Map – Vazon Local Centre

PAVLC12



Proposed Amendments to the Proposals Map – Minor Amendments & Clarifications

PAMA115a



Proposed Amendments to the Proposals Map – Minor Amendments & Clarifications

PAMA132



Contact Us for further information and advice at: Planning Service, Sir Charles Frossard House, St Peter Port. GY1 1FH Telephone 01481 226200 Email planning@gov.gg

Have you visited our website?

More information on the focused review of certain policies within the IDP can be found at www.gov.gg/IDP-review

Go to www.gov.gg/planningpolicy for information on the IDP (2016) and Supplementary Planning Guidance.

Go to www.gov.gg/amr for Quarterly Monitoring Reports, Annual Monitoring Reports, Employment Land Study updates, Local Centres and Main Centres Survey reports, and other technical reports relating to the IDP (2016).

Go to www.gov.gg/planningandbuilding for other planning information, including how to obtain pre-application advice and how to submit a planning application.

Copies of legislation are available from the Greffe. Electronic copies are also available at www.guernseylegalresources.gg

The Development & Planning Authority does not accept any liability for loss or expense arising out of the provision of, or reliance on, any advice given. You are recommended to seek advice from an independent professional advisor where appropriate.