



IDP FOCUSED REVIEW

Island Development Plan – Summary of
Revised Draft Plan Amendments

February 2025

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Introduction

This consultation document provides a summary of the revised changes proposed by the Development & Planning Authority (Authority) to the Island Development Plan (IDP) following consultation on draft Plan Amendments published in June 2024. The revised draft Plan Amendments have been prepared following further consultation and research.

All comments and feedback received from the public during the period of “initial representations” held in the summer of 2024, will still stand and will be considered by the independent Planning Inspector.

Should you wish to make a new representation (or change your feedback following the February 2025 revised draft Plan Amendments outlined below), please do so via the online consultation platform or by completing a paper form which can be accessed via www.gov.gg/IDPReview or from Wheadon House, Le Truchot.

The changes are summarised by the following topics:

- Housing land supply
- Employment land supply – offices, industry and storage & distribution
- L'Aumone Local Centre
- Vazon Local Centre
- Areas of Biodiversity Importance
- Other Changes (to reflect the above changes or for clarification).

The changes are detailed in tables in Appendix 1 which is available at www.gov.gg/IDP-Review. **The remaining other draft Plan Amendments from June 2024, which have not been revised, are still proposed but are not subject to consultation at this time.**

There is also a [tracked changed version of the IDP](#) available showing all the remaining draft Plan Amendments from June 2024 and all the revised and new draft Plan Amendments from February 2025. An [interactive Proposals map](#) is also available to help understand the changes.

Section 1: Housing land supply

Following consultation feedback, the Authority has reviewed its approach to housing land supply. The Authority's revised approach to housing land supply and the proposed revised draft plan amendments are summarised below:

- The Authority has a legal duty to identify a five-year supply of available land for housing development in the IDP as required by the Strategic Land Use Plan, 2011 (SLUP).

- This is enough suitable land for the number of new homes needed, as agreed by the States in the States Strategic Housing Indicator (SSHI). A new SSHI was published in November 2024 which indicates that 1,488 new homes (+/-10%) need to be created between 2024 and 2028 (815 private market, 673 Affordable Housing).
- Although the Authority has a legal duty to identify a five-year supply of land, the Authority has decided to ensure that there is sufficient land supply for the next six years, from 2025 to 2030, to account for the time taken in bringing forward the IDP review. The Authority has also decided to include additional 'buffers' to the SSHI due to the uncertainty around the timing of when sites will become available.
- Therefore, the Authority is proposing sufficient land supply for 1,062 private market housing dwellings and 976 Affordable Housing dwellings.
- The process undertaken to select sites for housing includes assessing sites starting with those within an existing Main Centre (Town and the Bridge) or a Local Centre (there are seven areas defined in the IDP), then sites adjacent to a Main Centre or adjacent to a Local Centre, to identify the required land supply. The process is consistent with the Spatial Strategy of the SLUP to concentrate development within the Centres. The SLUP is not being reviewed at this time and therefore the Spatial Policy of the IDP (Policy S1) does not form part of the IDP review.
- The conclusion of the updated analysis is that sites within existing Centres are sufficient to meet the required land supply for private market housing but there is a shortfall for Affordable Housing of 238 dwellings.
- Since the draft Plan Amendments were published in June 2024, the shortfall for Affordable Housing has increased from 166 to 238 dwellings as a result of further consultation. It has also been clarified by the Guernsey Housing Association (GHA) and some States Committees that larger sites over 50 units such as the Saltpans (Parc Le Lacheur) Housing Allocation will not come forward as a 100% Affordable Housing as previously assumed by the Authority. This is due to viability and mono tenure concerns. Therefore, the Authority must assume a reduced contribution towards Affordable Housing from these larger sites, increasing the shortfall.
- The Authority proposes to meet the shortfall in land supply for Affordable Housing through the allocation of new sites for Affordable Housing – six were proposed in June 2024, however, these six sites have been replaced by eight new proposed Affordable Housing Allocation sites following further consultation and site assessments.
- There is a change to the proposed extension to the boundary of the L'Aumone Local Centre to now include the sites of Perruque House and King Edward VII Hospital, in addition to Castel Hospital. This area is proposed to be designated as a Redevelopment Area for a care village on Perruque House and King Edward VII Hospital and a mixed-use area at Castel Hospital, both providing a proportion of Affordable Housing.

- The Authority has decided to include an allowance in the housing land supply for development for key worker housing (a type of Affordable Housing) within and adjacent to the Princess Elizabeth Hospital, as is proposed by the Committee for Health & Social Care.
- Numerous proposed housing sites were discounted for a variety of reasons including being constrained by IDP policies for Sites of Special Significance, Areas of Biodiversity Importance, Important Open Land, and Agriculture Priority Areas.
- The site selection process also includes the prioritisation of brownfield sites. The eight proposed Affordable Housing Allocation sites include brownfield sites, sites which include both brownfield and greenfield, and redundant glasshouse sites. Maps of the sites are shown at the end of this document. The eight sites are:
 - Le Penage – Les Caches, St Martin
 - Les Caches Farm – Rue Des Caches, St Pierre Du Bois
 - Two Acres – La Planque Lane, Forest
 - Route Carré - Route Carré, St Sampson
 - Regency Vinery - Steam Mill Lane, St Martin
 - Whispers – Rue Des Goddards, Castel
 - La Trousserie – Route De La Mare, Castel
 - Niche Vinery – Route De La Mare, Castel.
- The delivery of proposed Affordable Housing Allocation sites will be monitored by the Authority and the contribution of the sites to meet the need for Affordable Housing will be reviewed as part of the next IDP review.
- As part of the work to address the shortfall, the Authority has decided that proposed housing land should be more evenly distributed across the Island, whilst still meeting the SLUP Spatial Strategy, to provide an appropriate balance of development and to provide opportunities for existing communities to have Affordable Housing within their local area. This recognises that a significant proportion of the existing housing land supply is already located in and around the Bridge Main Centre.
- The Authority also proposes the designation of a new Local Centre at Vazon, where there are the existing facilities needed to be considered a Local Centre, with three sites proposed to be allocated for Affordable Housing development.
- As included in the draft Plan Amendments in June 2024, the Authority proposes to remove the requirement for private market housing development to contribute to Affordable Housing (Policy GP11). The revised draft Plan Amendments clarify that applications for planning permission must demonstrate the need for any private market housing on the Affordable Housing Allocation sites.

Section 2: Employment land supply

The Authority is required by the SLUP to provide a five-year land supply for offices, industry and storage & distribution uses. Following consultation feedback, significant

issues were raised concerning the land provided for industry and storage and distribution at the Saltpans Mixed Use Development Area. The Authority has considered these issues and undertaken further research as necessary. The Authority now proposes the following changes affecting land for industry and storage & distribution:

- To redesignate all the undeveloped land within the existing Saltpans Key Industrial Area as a Mixed-Use Development Area to help meet the required land supply for housing. In the June 2024 draft Plan Amendments, there was a provision of a minimum of 40% of this land to remain for light industrial and storage & distribution purposes and that requirement has now been removed.
- To redesignate the Belgrave Vinery Housing Allocation from housing to Key Industrial Area and Key Industrial Expansion Area to provide land for industry and storage & distribution uses. This will provide land for industry and storage & distribution uses for the next five years and the longer term.

Section 3: L'Aumone Local Centre

Following consultation feedback, the Authority proposes the following changes to L'Aumone Local Centre:

- The L'Aumone Local Centre is proposed to be extended further and a L'Aumone Local Centre Redevelopment Area created. The L'Aumone Local Centre Redevelopment Area will comprise of Perruque House and King Edward VII Hospital brownfield sites, which are expected to be regenerated as a care village, as well as the Castel Hospital Site, which is expected to be regenerated as a mix of uses including a primary Community Hub. The Care Village and Castel Hospital mixed use development will both be required to provide Affordable Housing and, where possible, to enhance the services and facilities within the Local Centre.
- Areas of undeveloped land within the Local Centre as a result of the proposed extension to the Local Centre boundary have been assessed as part of the [“Important Open Land Review –December 2024”](#) and as such two areas are recommended to be designated as Important Open Land.
- The site at Le Tassin is no longer proposed for Affordable Housing or proposed to be included in the Local Centre.

Section 4: Vazon Local Centre

To meet the identified need for an appropriate housing land supply, the Authority considered the potential for a new Local Centre to be designated:

- Research was undertaken to shortlist potential Local Centres for consideration based on an established criteria (see [Appendix 1 of “the Approach of the Development and Planning Authority to additional Local Centres report, December 2024”](#)).

- The findings of the research resulted in four potential Local Centres for consideration: Camp du Roi, Capelles, Vazon and Perelle.
- The Authority decided that Vazon would be the most suitable new Local Centre due to its potential for suitable development opportunities there, which enables community growth and the reinforcement of sustainable centres, the existing cohesiveness of the area as a recognisable service centre, and the wider range of services and facilities available and its location. Further details on the reasons for shortlisting this location are set out in [“The Approach of the Development and Planning Authority to additional Local Centres report, December 2024”](#).
- A boundary for the Vazon Local Centre has been identified and the way this has been done is set out in the [“Identifying Local Centre Boundary report – Vazon, December 2024”](#).
- Areas of undeveloped land within the Vazon Local Centre boundary have been assessed as part of the [“Important Open Land Survey for Vazon and L’Aumone January 2025”](#) and as such the area of coastal grassland is recommended to be designated as Important Open Land.
- A Vazon Coastal Restricted Development Area has also been identified within the Vazon Local Centre Boundary to reflect the area susceptible to coastal hazards. Within this area only certain uses will be acceptable based on flood vulnerability classifications, until an up-to-date flood risk assessment has been conducted.
- A Development Framework will be required for land at Route de la Mare (south of Whispers Vinery) to guide development on this land and requiring provision of 2,500sq.m. of open space to serve the development and surrounding area.

Section 5: Areas of Biodiversity Importance

The IDP includes 84 Areas of Biodiversity Importance (ABI). As part of the focused review of the IDP, the Authority proposed an update which included new ABIs, removal of some existing ABIs and revised boundaries to others. Consultation feedback received included objections to the removal of any sites, arguments for additional sites to be added and also for sites to be removed. The Authority commissioned Environment Guernsey Ltd to research and consider the 17 areas raised in the consultation feedback. The research shows that a site’s contribution to the biodiversity of the island may vary over relatively short time periods. This change may happen over time through appropriate management of the site or as a result of long-term habitat stability alongside surveying the site at the optimum time. In light of updated research, the Authority is now proposing the revised draft amendments:

- Three of the sites previously proposed to be removed have now been proposed to be retained:
 - Les Effards (PAABI1a), St Sampson;
 - La Hougue du Pommier (PAABI2a), Castel; and

- Fosse Andre East (PAABI3a), St Peter Port.
- Three boundary revisions are proposed to existing ABIs:
 - Le Marais (PAABI75), Vale;
 - Sous l'Eglise (PAABI15a), St Saviour; and
 - Le Villocq (PAABI17a), Castel.
- Two new ABIs are proposed to be designated at:
 - St Matthews Churchyard (PAABI73), Castel; and
 - La Folie Lane (PAABI74), Vale.

Section 6: Other Changes

- The Authority is proposing a series of revised draft Plan Amendments to address minor clarification issues raised during the Initial Representations stage, or typographical errors. The amendments are minor in nature and do not change the intention of any approved planning policy.
- The Authority is also proposing some revised draft Plan Amendments to recognise, in the IDP, the emerging Strategic Delivery Framework for the Bridge Main Centre & Main Centre Outer Area currently being prepared by Savills on behalf of the Committee *for* Employment & Social Security and also to reflect the list of sites requiring a Development Framework to be consistent with the conclusions and recommendations for the Housing Land Supply Technical Report and the Employment Land Supply Technical Report.

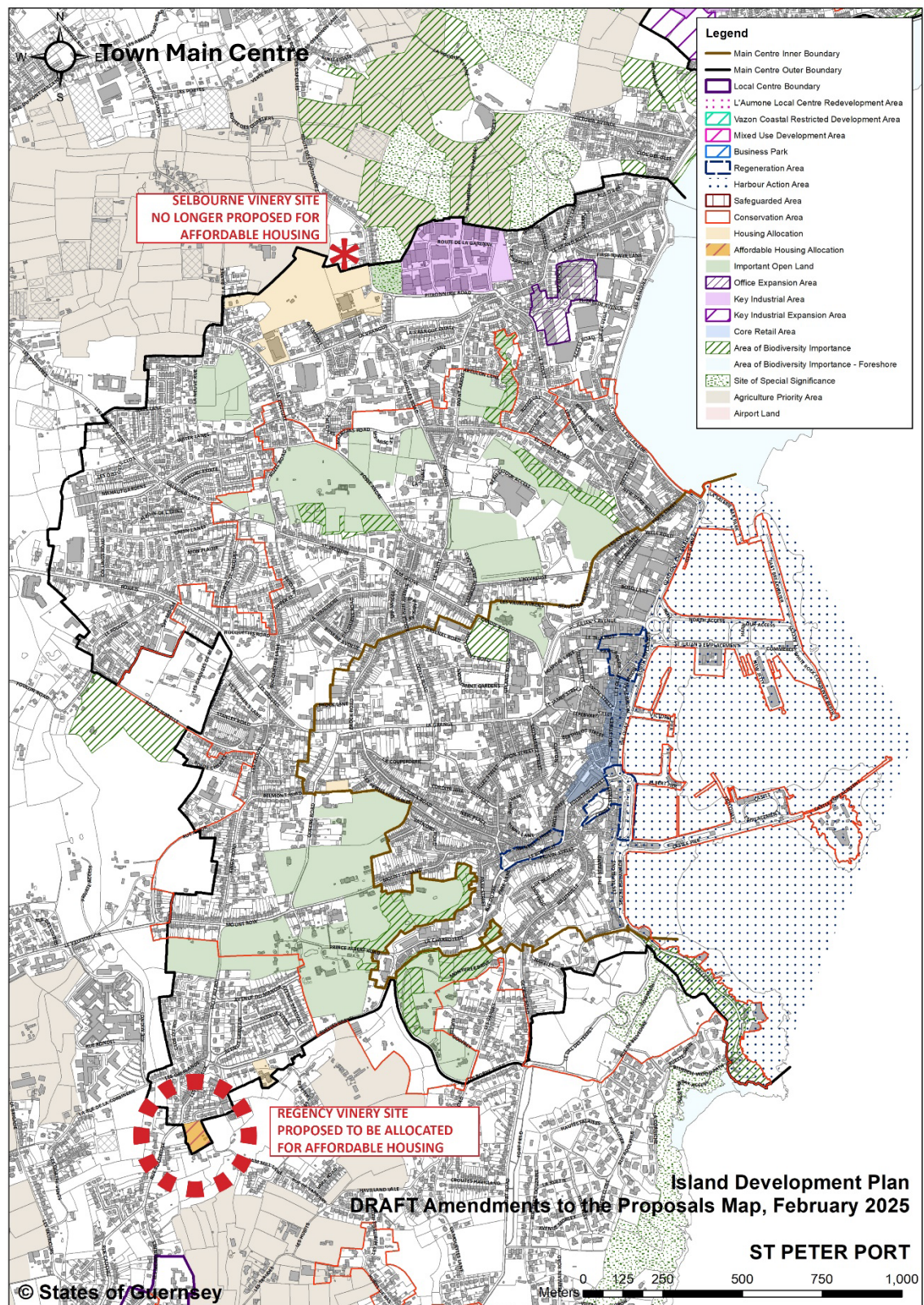
Having your say

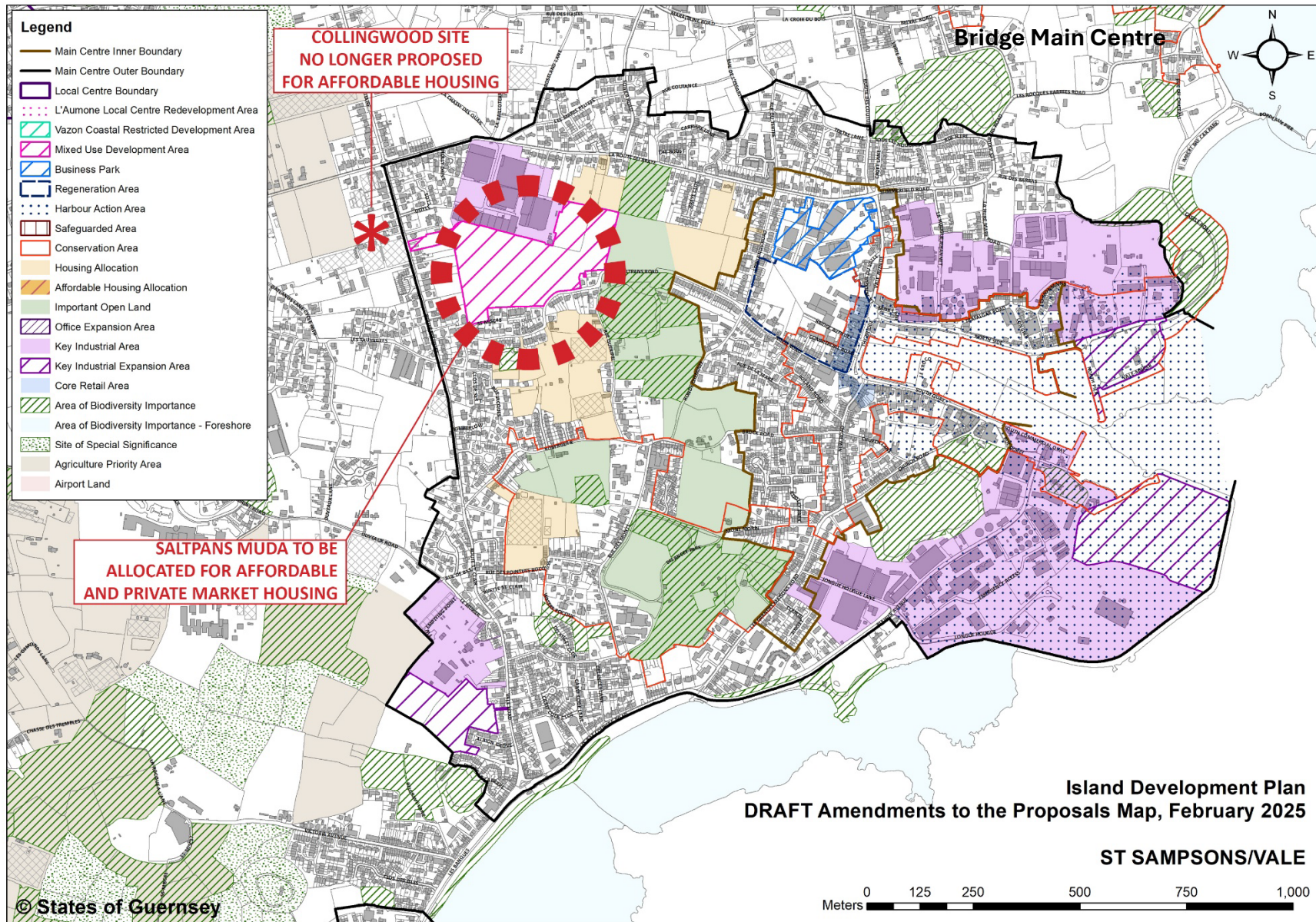
The independent Planning Inspector is only seeking comments on the revised and new draft Plan Amendments (those set out in [Appendix 1](#)). **Any representations submitted as part of the public inquiry process last year, will still stand and will be considered by the Planning Inspector as part of the planning inquiry process.** However, should you wish to update your representation, to the extent that it relates to the topics (Sections 1-6 above) which are the subject of the February 2025 Revised Draft Plan Amendments, please feel free to do so.

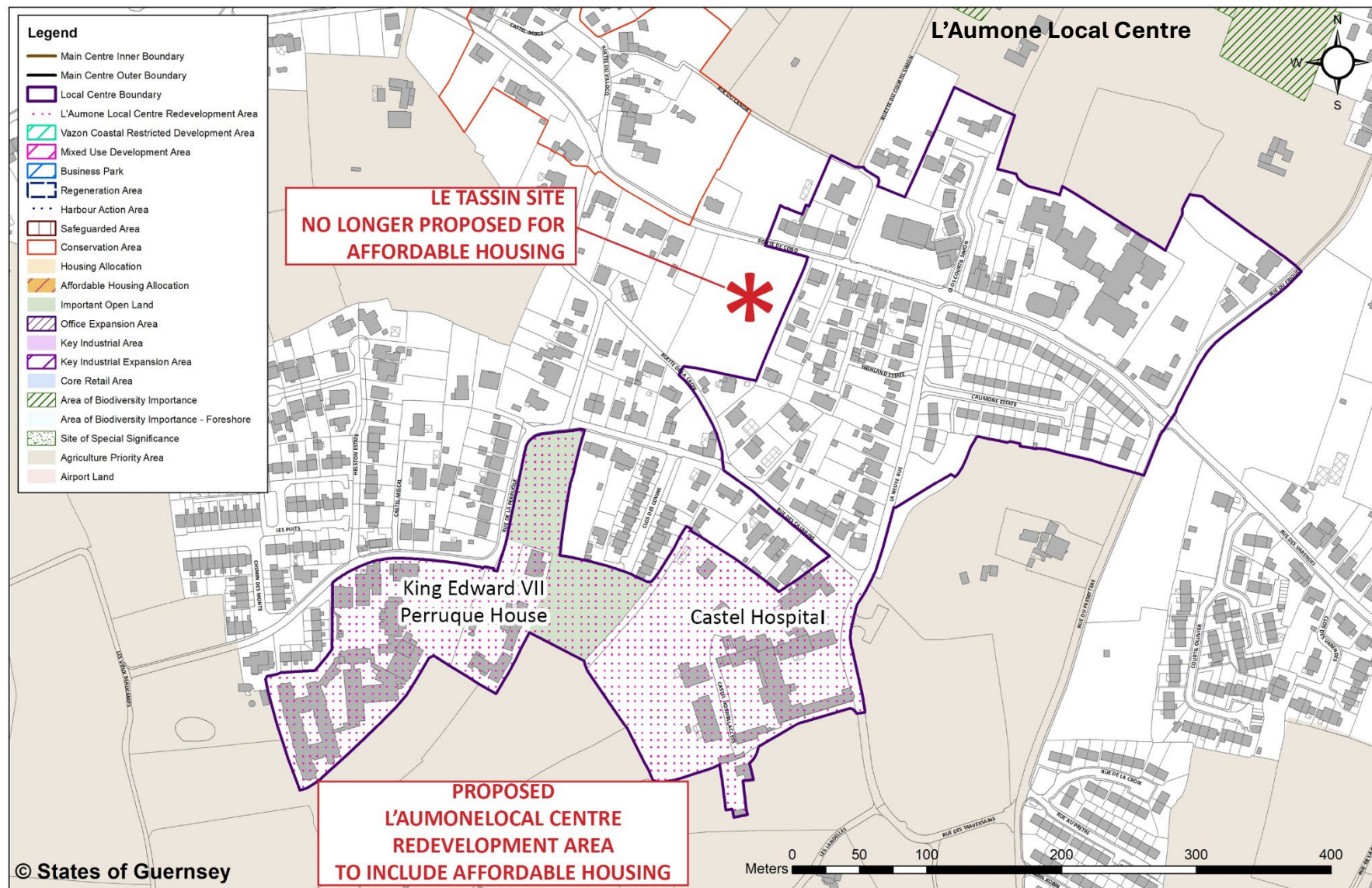
Representations can be made via the [online consultation platform](#) or by downloading this [form](#). The Planning Inquiry team are available either by phone 01481 223441 or email planning.inquiries@gov.gg to assist in any queries you may have in having your say. Further details on how to have your say and be involved in the process can be found here: www.gov.gg/IDP-review.

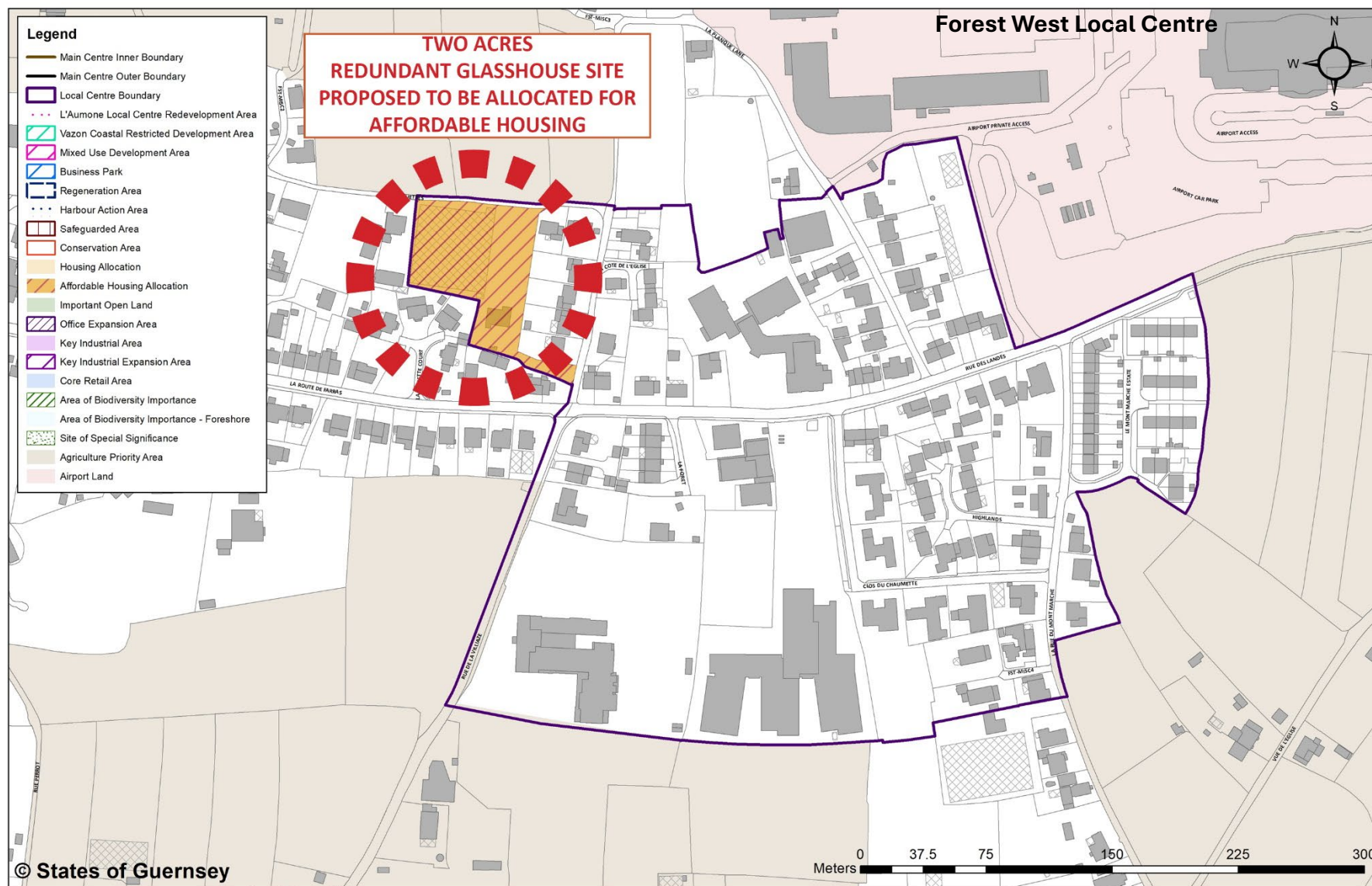
Maps of Proposed Affordable Housing Allocation Sites

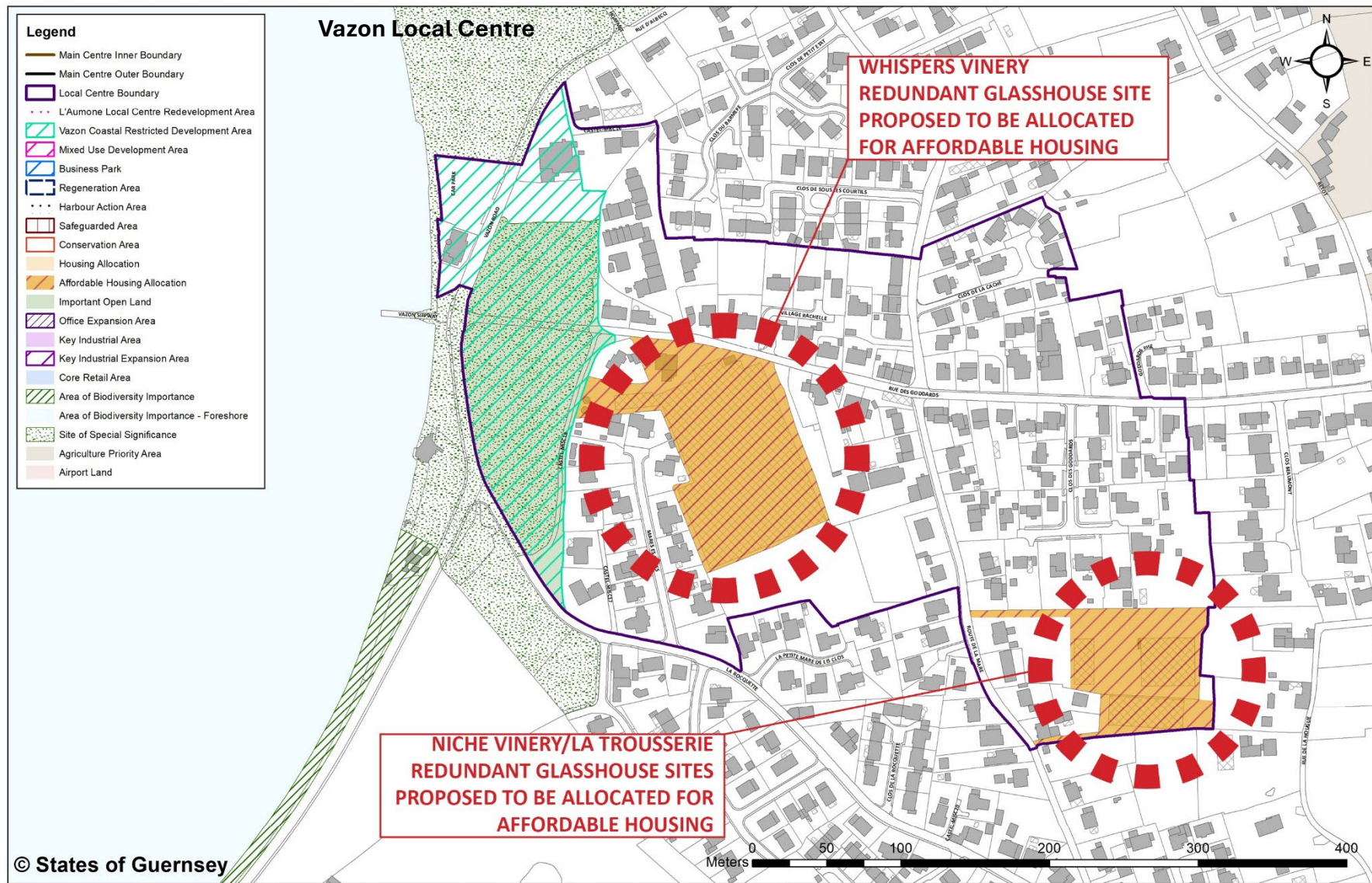
A high-resolution interactive map is available here which allows the user to zoom in for more detail – www.gov.gg/IDPreview

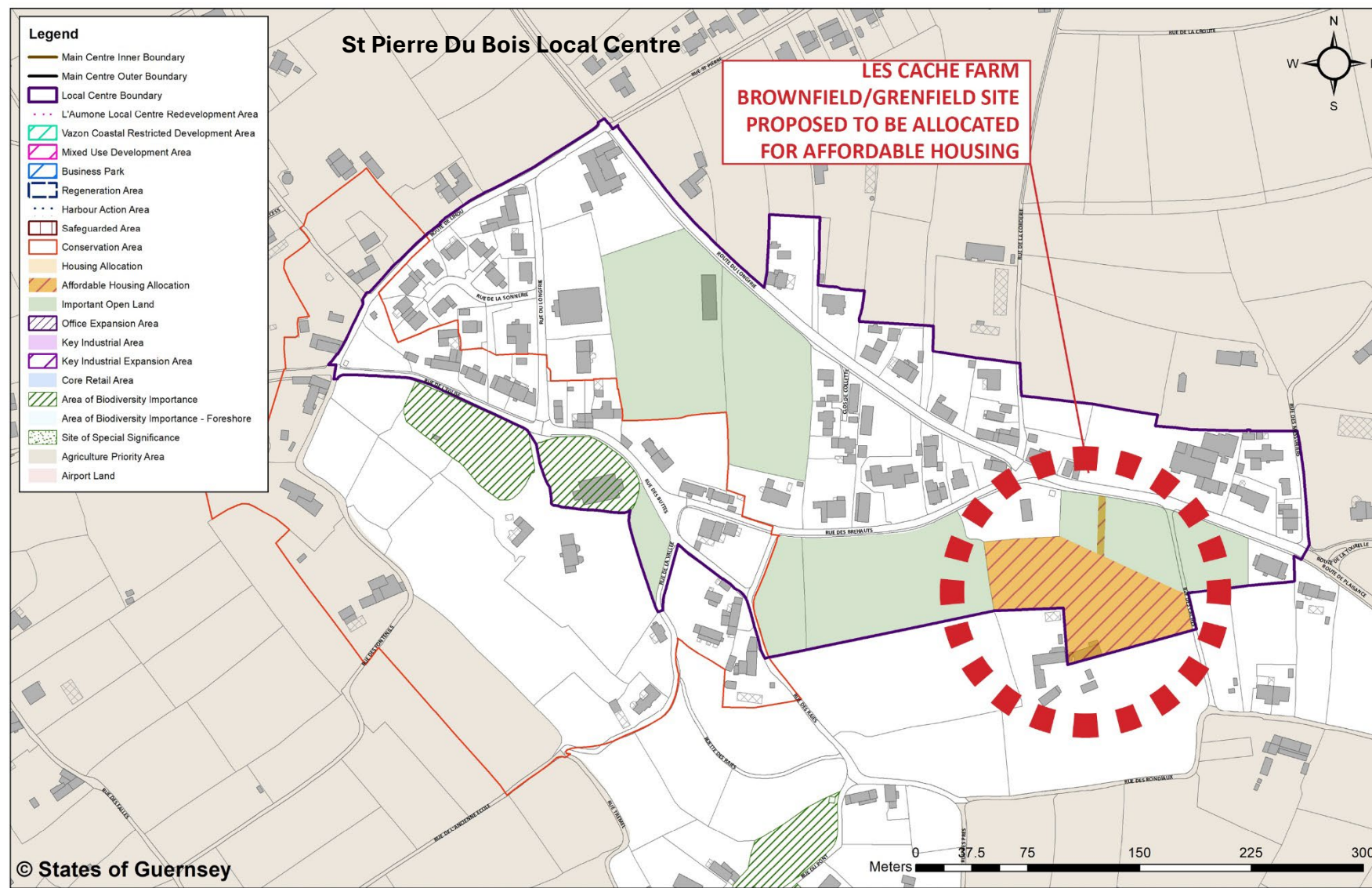


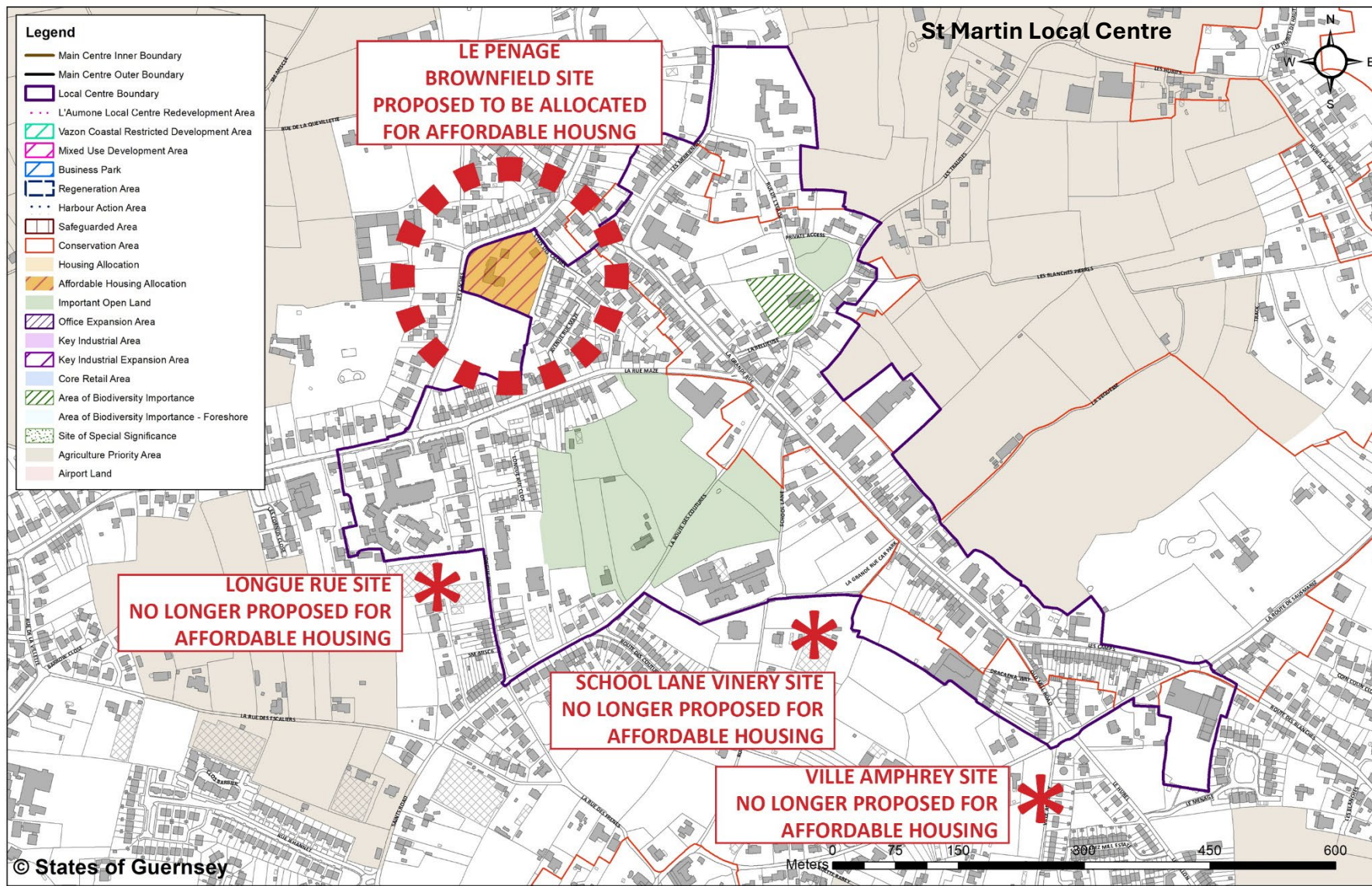


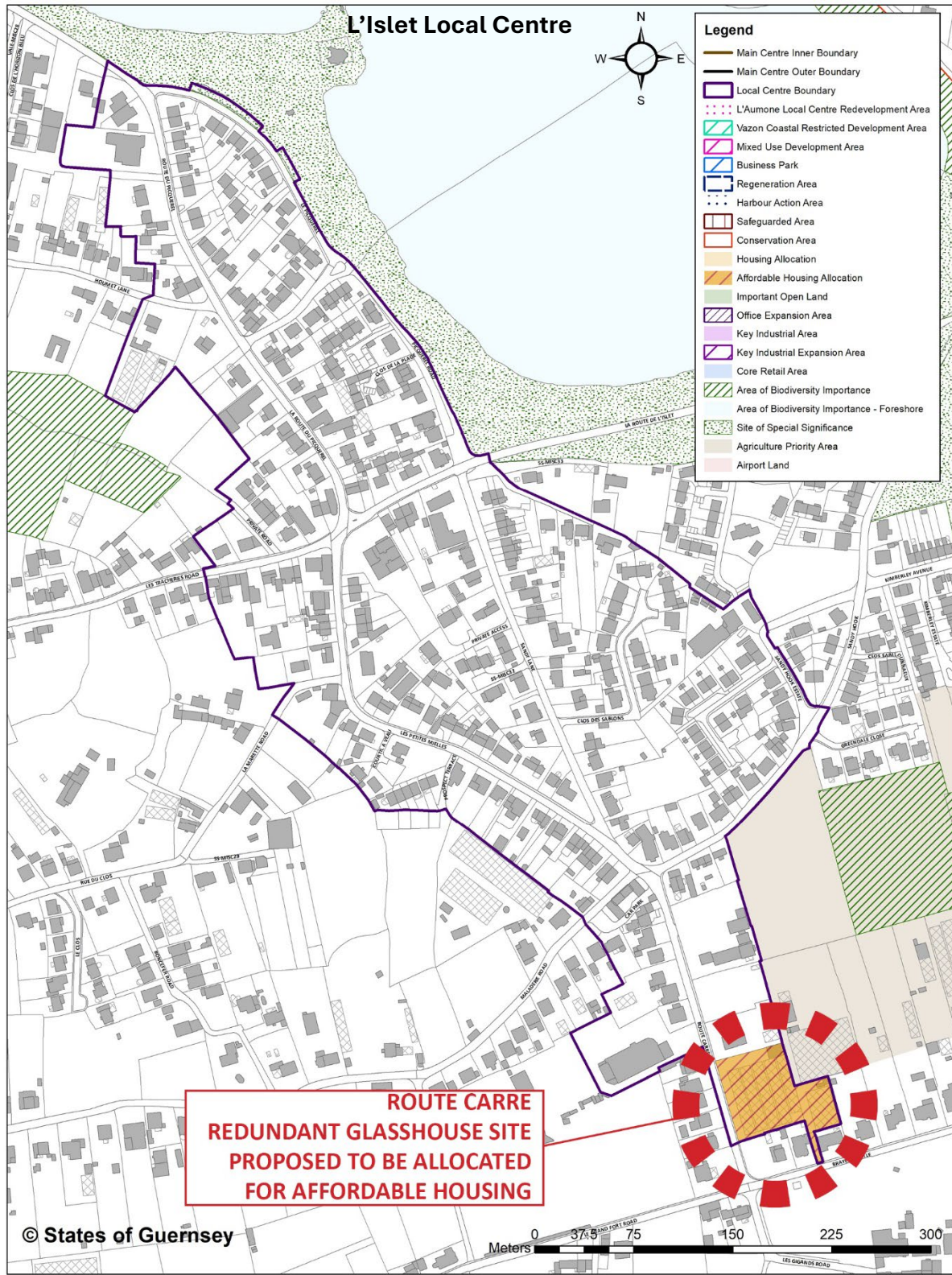












Contact Us

If you need any further information on this stage of the process, please contact the Planning Inquiry Team on 01481 223441 or via email at planning.inquiries@gov.gg.

Initial Representations need to be submitted by **31st March 2025**.

For clarity on any of the terms used in this document, a glossary can be found in the tracked change version of the Island Development Plan available online at www.gov.gg/IDPReview.

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