

Community Guide to the Plan Review

In January 2012, the Environment Department began a review of the current Development Plans for the Island, the Urban and Rural Area Plans. This note explains how the Environment Department will involve the community in the review of these Plans. It explains:



- What the Urban and Rural Area Plans are and why they are being reviewed
- Who we intend to consult with, how and when
- How to access information and receive feedback on consultations

Part 1: Background to the Plan Review

What are the Urban and Rural Area Plans?

The Urban and Rural Area Plans, the current Development Plans for the Island, are key documents in the planning system. Prepared by the Environment Department, they deal with a wide range of land use and development issues, such as:

- Where new homes may be built, and where industry, leisure and retail facilities may be located;
- How physical and social infrastructure such as schools, shops and roads will be provided to support new development;
- How Guernsey's urban centres will be developed;
- How natural and heritage assets will be improved and enhanced;
- What land is to be protected from development - for example leaving open spaces for recreation, or fields for agriculture;
- How householder applications will be assessed.

The Urban and Rural Area Plans set out the main factors that will be taken into account when decisions are made on applications for planning permission. In conjunction with planning law, the planning policies of the Urban and Rural Area Plans determine whether an application for planning permission can be granted.

Why are the Plans being reviewed?

Development Plans for the Island must be in line with the Strategic Land Use Plan, which is a statutory document presented by the Policy Council of the States of Guernsey.

The Strategic Land Use Plan sets the high-level agenda for land use within the Island. It sets the overall framework for the Development Plans (produced by the Environment Department) but does not include any detailed policies on specific land uses. The broad land use policies of the Strategic Land Use Plan are instead worked up in detail through the planning policies of Development Plans. The detailed planning policies that result then impact on how individual planning applications are determined.

Put simply, the Strategic Land Use Plan states 'what' must happen in terms of development of the Island. The role of Development Plans is to determine 'how' and 'where'.

A new Strategic Land Use Plan was adopted in November 2011. A review of the Urban and Rural Area Plans is now needed to bring those Plans in line with the land-use priorities of the new Strategic Land Use Plan.

The Strategic Land Use Plan and 'Guernsey Tomorrow'

Many members of the local community will be familiar with the consultation process for the Strategic Land Use Plan, 'Guernsey Tomorrow,' and many will have responded. The community responses to 'Guernsey Tomorrow' helped the Policy Council develop the strategic land policies of the Strategic Land Use Plan.

What the Strategic Land Use Plan says the Plan Review must achieve:

The Strategic Land Use Plan is one of the four Island Resource Plans within the States Strategic Plan and is a statutory document prepared by the Strategic Land Planning Group.

The new Island Development Plan produced through the Plan Review process must comply with the requirements of the Strategic Land Use Plan. The requirements of the Strategic Land Use Plan are summarised in very brief terms below:

Overarching strategy

What the Plan Review must achieve: The Strategic Land Use Plan states that the majority of development needs must continue to be met within and around the main centres of Town and the Bridge, with a limited amount of development within local centres to encourage investment and promote their sustainability as real communities.

Increased flexibility

What the Plan Review must achieve: The Island Development Plan must be flexible enough to respond to changing needs over time, whether this involves more or less growth. They must enable reasonable development aspirations to be met while still protecting valuable open countryside and valued built heritage.

Working in a joined-up way

What the Plan Review must achieve: The Strategic Land Use Plan highlights areas where co-operative working can result in outcomes not achievable by focusing on single issues alone, including some difficult issues such as redundant glasshouses. The Island Development Plan must identify redundant glasshouse sites that, if cleared, are capable of making a positive contribution to open space and agricultural land provision within the Island and introduce policies that facilitate their removal.

Housing

What the Plan Review must achieve: The Island Development Plan must make provision for an adequate supply of new homes of an appropriate mix of types to meet the Island's needs. They must ensure that the majority of housing provision is within and around the main centres of St Peter Port and St Sampson/Vale. Provision for more limited opportunities must be made within the Island's local centres to enable community growth and reinforce them as sustainable centres.

Office development

What the Plan Review must achieve: The Island Development Plan must make provision for new office development within the main centres, including land at Admiral Park, that will help to deliver wider economic, social and environmental benefits. Refurbishment of existing office sites should be encouraged to make efficient use of land.

The Strategic Land Use Plan within the States Strategic Plan



Industry

What the Plan Review must achieve: The Strategic Land Use Plan states that the Island Development Plan must make provision for a comprehensive range of land opportunities for employment uses. Picking up on messages received through Guernsey Tomorrow and the States Member workshops, the Strategic Land Use Plan specifically requires the Island Development Plan to make limited provision for small-scale business development outside the main centres and local centres that respects the scale and character of the surroundings.

Retail

What the Plan Review must achieve: The Strategic Land Use Plan identifies the importance of protecting and enhancing the main centres as the Island's main retail destinations, with Town being regarded as the primary retail centre. The Island Development Plan must make provision for new large floor plate leisure shopping stores within Town and the Bridge to meet modern demand and to enhance the vitality and viability of the main centres. Policies identify the important relationship between retail and other uses that contribute to the creation of successful and vibrant centres, and the Strategic Land Use Plan encourages these to be considered together to achieve the most positive results.

Community, Leisure and Recreation

What the Plan Review must achieve: The Island Development Plan must enable an adequate range of community, social and leisure facilities to be developed according to need and demand and to make the best possible use of existing sites.

Rural Economy & Open Countryside

What the Plan Review must achieve: The Island Development Plan must put in place policies that enable a viable dairy industry, valued areas of agricultural land to be protected for agricultural use and support the economic activity of horticulture by allowing extensions to existing horticultural operations. They should also identify redundant glasshouse sites that, if cleared, are capable of making a positive contribution to open space and agricultural land provision within the Island. The Island Development Plan must introduce policies that facilitate the removal of redundant glasshouses and that will encourage the distinctive qualities and features of the countryside to be maintained and enhanced. Open land must be protected while allowing for development that facilitates the rural economy or enables small-scale economic development.

Infrastructure

What the Plan Review must achieve: The Strategic Land Use Plan notes the importance of the land planning system in delivering key infrastructure identified within the Infrastructure Resource Plan. The maintenance and development of strategic transport links are seen as critical to the Island's economic welfare and the Strategic Land Use Plan identifies potential opportunities to co-ordinate States and private sector initiatives to harness investment.

The Strategic Land Use Plan may be read in full on the States of Guernsey website www.gov.gg.

Part 2: Community Involvement in the Plan Review

This section outlines:

Who: Who will be involved in the Plan Review

When: The Plan Review timetable and the consultation stages

What: Proposed community involvement activities and why each activity has been selected

The Environment Department is committed to providing the local community with opportunities to shape the place in which they live and has chosen to go above and beyond the minimum legal requirements for consultation on the Plan Review to ensure that all sectors of the community have ample opportunity to contribute.

There are a range of benefits to be gained from an inclusive approach to consultation, including:

- Wider contributions to problem solving;
- Increased support for local planning policies;
- Local knowledge, opinions and insight are brought to the planning process;
- A contribution to sustainable development by enabling all members of society to contribute to the future of their community.

What can individuals and organisations expect to achieve by getting involved?

- An ability to influence the decision making process and 'make a difference' by helping to shape future planning policies;
- An increased understanding of how planning policies are developed and proposals delivered;
- An enhanced sense of contributing to the future of the community.

In carrying out the review of the Plans, the Environment Department will:

- Engage with the public as part of a continuous programme, not as a one-off event;
- Ensure that community involvement in the Plan Review is transparent and accessible;
- Use consultation methods that are appropriate to the communities concerned;
- Produce accessible report summaries of consultation;
- Show how community involvement will be fed into the review of the Island Development Plan and how this will be monitored.

Resources

Engagement with the local community will have an impact on officer time and resources. The aim is to develop an approach to community engagement that:

- Is targeted and appropriate;
- Provides a clear structure for officers and the community to work with;
- Is cost and time effective.

WHO: WHO WILL BE CONSULTED?

Every member of the community will have an opportunity to respond to the Plan Review. We have identified a number of groups that we will engage with through the Plan Review process. A full list is provided at the end of this Guide.

Individuals or organisations not included in Groups 1-3 will also be given the opportunity to contribute to the Plan Review process. Individuals or organisations can request to be added to Plan Review contact list for information updates by email. Further information is available in the 'How' section.

Plan Review Consultees

Group 1	States Departments Public utility providers Parish Constables Environmental Impact Assessment experts
Group 2	Government and Related Agencies and Partnerships Environment, Conservation & Design bodies Voluntary Sector
Group 3	Private sector bodies Media
Group 4	Individuals/others

WHEN: WHEN CAN THE COMMUNITY GET INVOLVED?

The Plan Review will involve:

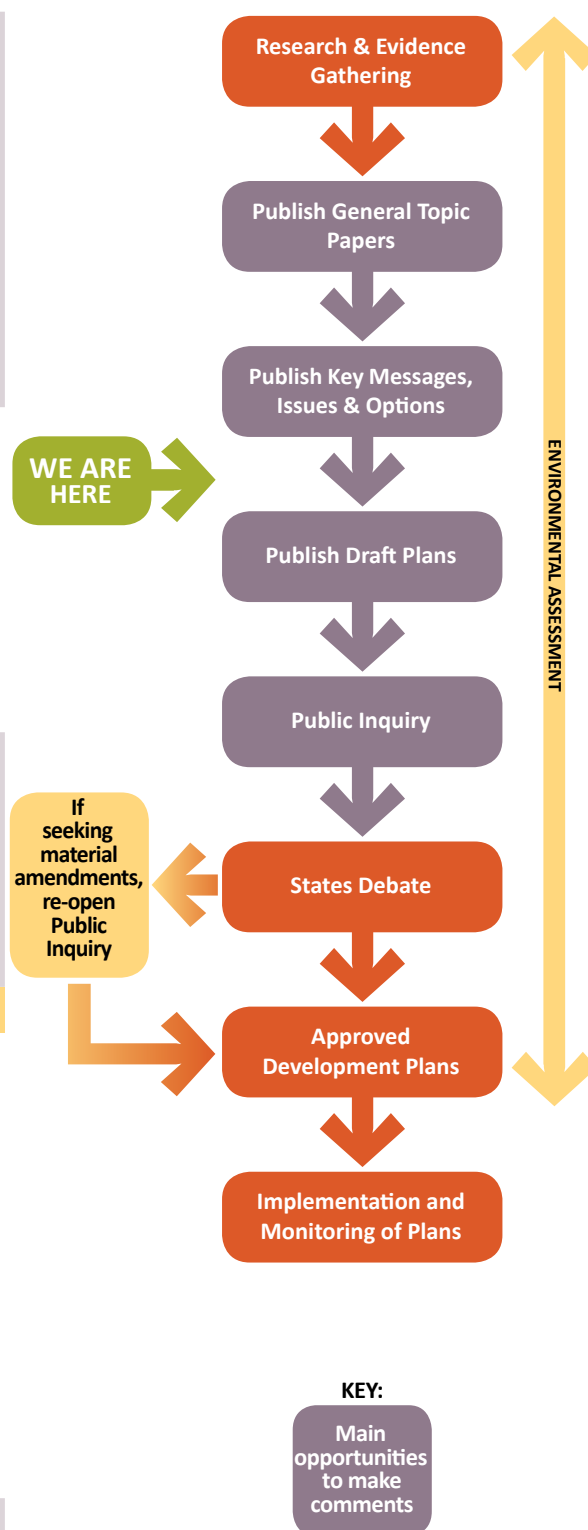
- Two phases of public consultation prior to the publication of a Draft Plan
- A subsequent public inquiry by a Planning Inspector
- Final consideration of the Plan by the States of Deliberation

A summary timetable outlining the consultation stages of the Plan Review is below. It should be noted that this is an indicative timetable. An up-to-date version of the consultation timetable will be available on the website.

Plan Review Consultation Timetable

Stage 1	Plan Review Commencement & General Topic Papers Consultation	Jan-March 2012
	<p>The start of the Plan Review process. The Environment Department provides information on the Plan Review process and stages.</p> <p>The Department invites comments from the public on a series of General Topic Papers.</p>	
Stage 2	Key Messages, Issues and Options Consultation	Summer 2013
	<p>Detailed exploration of the land-use planning themes discussed in Stage 1 and another opportunity for the community to give their views to the Environment Department for inclusion in the drafting process.</p>	
Stage 3	Draft Plan Publication	Feb 2015
	<p>The Environment Department publishes the Draft Plan based on the work carried out and consultation feedback gained from Stages 1 and 2.</p>	
	PUBLIC INQUIRY	
Stage 4	Public Inquiry	Starts March 2015
	<p>At this stage, an independent Planning Inspector will invite comments from the public on the Draft Plan. The Draft Plan and all comments received are assessed by the Inspector and will include a Public Hearing scheduled for October 2015. The details of this stage and how to get involved will be publicised through the media, website and other channels.</p>	
Stage 5	States Debate (Plan Approval)	2016
	<p>Once the Plan has gone through the Public Inquiry and the recommendation of the Independent Planning Inspector has been received, the final stage is for the Island Development Plan to be debated and approved by the States of Deliberation. The date of the States Debate will be publicised through the media, website and other channels.</p>	

Plan Review Process



HOW: HOW WILL WE INVOLVE THE COMMUNITY IN THE PLAN REVIEW PROCESS?

This section provides further information on the types of community engagement activities that will be carried out during the Plan Review stages and why each activity has been chosen.

Keeping You Informed

It is important that the local community has as clear an understanding as possible of what the Plan Review is, how it will be developed and how they can have their say at the various Plan preparation stages. We will produce Plan Review information in Plain English and let the community know where information can be accessed.

Information we will produce will include:

- **Plan Review Timetable:** We will maintain and publish a Plan Review timetable with opportunities for public engagement clearly signposted. The outline version has been published as part of this document. It should be noted that while the timetable identified above is a realistic estimate of the duration of the process, there are any number of factors that can lead to programme slip, which could include the availability/performance of any external consultants, the availability of a Planning Inspector and the duration of the various consultation periods. Where there is a change in timetable we will publish this and make this available to the public.
- **Consultation Papers:** During Stages 1 and 2 of the Plan preparation we will develop and circulate consultation papers and invite the community and stakeholders to comment.
- **Publicity:** We will place adverts in the local media to raise awareness of the Plan Review, provide information and outline opportunities for comment, and notify the public of when Plan Review events occur, such as when consultation papers are released or events are to be held, and when the Public Inquiry is to commence and how to contribute comments.
- **Notification by letter:** We will notify Island Development Plan consultees (Group 1) in writing of the publication of consultation papers and the Draft Plan. This will be extended to Groups 2-4 as appropriate. Notification by letter will be supported by other mechanisms such as emails, information on the website and adverts in the local media.
- **Plan Review Website:** The States website will be a key source of information for the Plan Review. It will include information on upcoming events and activities, links to consultations and other feedback mechanisms, Plan Review documents, the Plan Review timetable and contact details for planning staff.
- **Press Releases:** We will issue press releases and work with the local media to circulate Plan Review information.
- **Social Media:** We will establish a dedicated Twitter account to allow people to receive short, timely updates on Plan Review news and events.
- **Publication of consultation reports:** We will prepare consultation reports to summarise the issues raised at the end of each of the Plan preparation stages (1-3). These reports will enable the community to track how issues they have commented on in earlier stages have impacted upon the Plan preparation process.

When are we doing this: Throughout the Plan Review process.

Why are we doing this: To keep the public up to date with the various stages of the Plan Review and opportunities for getting involved.

Working with the Community

We will issue consultation papers and invite the public to comment on planning issues that the Plan Review must take into account. We will hold a range of information sessions, workshops and other activities to raise the profile of the Plan Review, keep people informed and provide opportunities for the community to speak with planning staff directly. The community will also have the opportunity to comment on the Draft Plan, through the Plan Inquiry process.

- **Information Sessions:** During Stages 1 & 2 we will hold information sessions to help raise the profile of the Plan Review, increase awareness within the community and encourage local people to get involved. Dates will be publicised online and in the local media.
- **Consultee Meetings:** We will work with local community groups, businesses, other States Departments and other consultees at all stages of the Plan Review. Meetings will be held with representatives, with consultees to be contacted directly. Consultees may also request meetings.
- **Display the Draft Plan:** When publishing the Draft Plan (Stage 3) we will publicise the approach proposed by the Draft Plan. We will also make staff available to explain the proposals and to answer any queries about the Draft Plan or the Public Inquiry process.

When will this happen: At the Plan Review stages indicated.

Why are we doing this: To initiate interest and debate in the Plan Review; to gather evidence and constructive feedback from consultees and ensure that all the main issues are considered in preparing the Island Development Plan.

Public Inquiry, States Debate & Plan Adoption

We will:

- **Notify the public of the Inquiry into the Plan:** Once the Plan has been drafted it is subject to another phase of consultation, the Public Inquiry, and the public can make final comments. All comments received and the Draft Plan will be assessed by an independent Planning Inspector. The report of the findings of this Inquiry will go to the States with the Plan.
- **Notify the public of States Debate:** Once the Plan has gone through the Public Inquiry and the recommendation of the Inspector has been received, the final stage is for the Plan to be debated and approved by the States of Deliberation. The date of the States Debate will be widely publicised through the media, website and other channels.
- **Notify the public of Plan Adoption:** We will publicise the date of adoption of the plan and produce the final version within a reasonable timeframe.

When will this happen: At the Plan Review stages indicated.

Why are we doing this: To inform the public that the Plan Review process has come to a conclusion.

Plan Review Consultees

Group 1

Constables of C  tel
Constables of Forest
Constables of St Andrew
Constables of St Martin
Constables of St Peter Port
Constables of St Pierre du Bois
Constables of St Sampson
Constables of St Saviour
Constables of Torteval
Constables of Vale
Deputy Allister Langlois
Deputy Alvord Brouard
Deputy Andrew Le Li  vre
Deputy Arrun Wilkie
Deputy Barry Brehaut
Deputy Barry Paint
Deputy Chris Green
Deputy Darren Duquemin
Deputy David de Lisle
Deputy David Inglis
Deputy David Jones
Deputy Elis Bebb
Deputy Francis Quin
Deputy Garry Collins
Deputy Gavin St Pier
Deputy Heidi Soulsby
Deputy Hunter Adam
Deputy Jan Kuttelwascher
Deputy John Gollop
Deputy Kevin Stewart
Deputy Laurie Queripel
Deputy Lester Queripel
Deputy Louis Jean
Deputy Lyndon Trott
Deputy Mark Dorey
Deputy Martin Storey
Deputy Mary Lowe
Deputy Matt Fallaize
Deputy Michael Hadley
Deputy Michael O'Hara
Deputy Michelle Le Clerc
Deputy Neil Harvey
Deputy Paul Le Pelley
Deputy Paul Luxon
Deputy Peter Gillson
Deputy Peter Harwood
Deputy Peter Sherbourne
Deputy Richard Conder
Deputy Robert Jones
Deputy Robert Sillars
Deputy Roger Domaille
Deputy Roger Perrot
Deputy Sandra James
Deputy Scott Ogier

Deputy Tony Spruce
Deputy Yvonne Burford
Chief Minister Jonathan Le Tocq
Commerce and Employment Department
Culture and Leisure Department
Education Department
Environment Department
Health and Social Services Department
Home Department
Housing Department
Policy Council
Public Services Department
Scrutiny Committee
Social Security Department
Treasury and Resources Department
Guernsey Douzaine Council
Airtel-Vodafone
Channel Islands Competition and Regulatory Authority
Guernsey Electricity
Guernsey Gas Ltd
Guernsey Water
JT
Sure Cable and Wireless
Condor Ltd
Manche Isles
Bumblebee Boat Cruises
Isle of Sark Shipping Co. Ltd
Travel Trident
Aurigny Air Services
FlyBE
Blue Islands
CT Plus Guernsey Ltd

Group 2

Admiral de Saumarez Trust
Age Concern (Bailiwick of Guernsey)
Ageing Well in the Bailiwick
Arts Council of Guernsey
Blanchelande College
British Medical Association (Guernsey and Alderney Division)
Churches Together in Guernsey
CIAT
Citizens Advice Bureau
Creative Industries Guernsey
David Torode
Direct Architectural Solutions
Drawings 4U Ltd.
Elizabeth College
Ex-Service Men's Club
Festung Guernsey
Friends of Guernsey Heritage
G E Le Friec
GADOC
GASP

Girl Guiding Guernsey
 GSPCA
 Guernsey Alcohol and Drug Abuse Council
 Guernsey Arts Commission
 Guernsey Bicycle Group
 Guernsey Biological Records Centre
 Guernsey Blind Association
 Guernsey Boat Owners Association
 Guernsey Botanical Trust
 Guernsey Climate Action Network (G-CAN)
 Guernsey College of Further Education
 Guernsey Conservation Society
 Guernsey Conservation Volunteers
 Guernsey Cricket Association
 Guernsey Disability Alliance
 Guernsey Enterprise Agency
 Guernsey Financial Services Commission
 Guernsey Football Association
 Guernsey Hard of Hearing Association
 Guernsey Hockey Association
 Guernsey Housing Association
 Guernsey Indoor Bowls Association
 Guernsey Irish Association
 Guernsey Island Amateur Athletics Club
 Guernsey MIND
 Guernsey Motorcycle and Car Club
 Guernsey Portuguese Association
 Guernsey Post Ltd
 Guernsey Pre-School Learning Alliance
 Guernsey Riding and Hunt Club
 Guernsey Round Table
 Guernsey Rugby Union Football Club
 Guernsey Scout Association
 Guernsey Sheltered Housing Ltd.
 Guernsey Society for the Physically Disabled
 Guernsey Society of Architects
 Guernsey Society of the Men of the Trees
 Guernsey Sports Association for the Disabled
 Guernsey Sports Commission
 Guernsey Town Centre Partnership
 Guernsey Training Agency
 Guernsey Velo Club
 Guernsey Voluntary Service
 Guernsey Welfare Service Limited
 Guernsey Yacht Club
 Guernsey Youth Service
 iDesign
 L'Ancrese Commons Council
 La Mare de Carteret High School
 La Société Guernesiaise
 Ladies' College
 Le Murier School
 Les Beaucamps High School
 Lions Club of Guernsey
 Living Streets
 Lovell Ozanne & Partners
 National Childbirth Trust, Guernsey

National Trust of Guernsey
 NCH Guernsey Youth Housing Project
 North Social Club
 RICS
 Robert W Le Page
 Rotary Guernesiais
 Royal British Legion (Northern Branch)
 Royal British Legion (Western Branch)
 Royal Channel Islands Yacht Club
 Royal Guernsey Golf Club
 RSPB Guernsey
 Sarnia Housing Association Ltd
 Sarnian Social Club
 Soroptimists' Society
 Sporting Club
 St John Ambulance and Rescue Service
 St Sampson's High School
 TGWU (Guernsey District Office)
 The Boys' Brigade
 The Girls' Brigade
 The Grammar School and Sixth Form Centre
 Women's Institute Guernsey Island Federation
 Workers Educational Association

Group 3

BBC Guernsey
 Brittain Hadley Partnership
 Chamber of Commerce
 Channel TV
 Confederation of Guernsey Industry
 Construction Industry Forum
 Guernsey Building Trades Employers' Association
 Guernsey Commercial Port Users' Association
 Guernsey Farmers' Association
 Guernsey Fishermens' Association
 Guernsey Growers' Association
 Guernsey International Business Association
 Guernsey Licensed Victuallers' Association
 Guernsey Marine Traders' Association
 Guernsey Motor Trades Association
 Guernsey Private Residential Landlords Association
 Guernsey Press
 Guernsey Taxi Owners' Federation
 Housing 21
 Institute of Directors
 Island Coachways Ltd
 Island FM
 L'Aumone St Sampson Practice
 Lovell Ozanne & Partners Ltd.
 Portchester Planning Consultancy
 The Guernsey Bar
 Women in Professions
 Young Business Group

Group 4

Private Individuals

Register for information

If you would like to register to have your name or organisation added to the Plan Review contact list, please email your details to planreview@gov.gg or call 01481 717200. You will receive updates on the Plan Review by email unless you specify otherwise.


For general inquiries about the Plan Review, please contact the Forward Planning Team:

By post: Review of Island Development Plans, Environment Department, Sir Charles Frossard House, La Charroterie,
St Peter Port, Guernsey, GY1 1FH

Tel: 01481 717200

Email: planreview@gov.gg

Web: www.gov.gg/planreview

 [twitter@planreviewgsy](https://twitter.com/planreviewgsy)

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