

STATES OF DELIBERATION

12th October, 2016

Proposition No. P2016/25

AMENDMENT

Proposed by: Deputy H J R Soulsby

Seconded by: Deputy R Prow

Development & Planning Authority

**The Island Development Plan – Development & Planning Authority
Recommendations**

To insert at the end of the words in Proposition 1: “; subject to the modifications that in the Draft Island Development Plan at Appendix 1:

1. paragraphs 7.6.2, 17.7.2 and 13.4.2 (see pages 70, 130 and 98 respectively) shall be deleted and replaced by the following:

‘Policy SLP7 of the Strategic Land Use Plan states that the Development Plans will seek to enable economically beneficial tourist-related development, especially where this improves quality and choice of facilities at all accommodation grades, whilst maintaining an adequate stock of visitor accommodation to support the future viability and growth of the industry.’

2. paragraph 7.6.3 (see page 70 of Appendix 1) shall be deleted and replaced by the following:

‘Recent years have seen a decline in visitor numbers. Whilst the Visit Guernsey and Chamber of Commerce Tourism Group Strategic Plan 2014-2025 set targets for growth from 300,000 to 400,000 visitors to the Island per year by 2025, these were purely aspirational and would be dependent on a variety of factors, including the development of ports and airport infrastructures. The requirement for visitor accommodation should be seen in this context.’

3. In Policy MC8, Policy LC6(B) and Policy OC8(C), (see pages 72, 101-102 and 134-135 respectively):
 - a. sub-paragraph a shall be deleted; and
 - b. former sub-paragraphs b, c and d shall be replaced by the following:

- 'a. it is not technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type and rating of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment; or
- b. where it is technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type and rating of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment; it is not financially viable to undertake the required works and return a reasonable operational profit; or,
- c. the establishment has been actively and appropriately marketed for sale or lease for a period of 24 consecutive months and an appropriate offer has not been made.'

and in consequence of the above modification:

In paragraphs 7.6.7 (on page 71) , 13.4.6 (on page 99) and 17.7.9 (on page 132) after the words "other than in exceptional circumstances" insert "or where operation of an establishment is not financially viable"

In paragraphs 7.6.8 (on page 71), 13.4.7 (on pages 99 and 100) and 17.7.10 (on page 132) for the bullet points substitute –

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- it is not technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type and rating of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment; or
- where it is technically feasible to refurbish, extend, alter, redevelop or otherwise adapt the establishment to meet the standard for the type and rating of visitor accommodation (as identified by any relevant States of Guernsey strategy for visitor accommodation) relating to the establishment; it is not financially viable to undertake the required works and return a reasonable operational profit; or,
- the establishment has been actively and appropriately marketed for sale or lease for a period of 24 consecutive months and an appropriate offer has not been made."

Explanatory note

The Draft Island Development Plan does not bring forward the policy as set out in the States Strategic Land Use Plan ie 'The Development Plans will seek to enable economically beneficial tourist-related development, especially where this improves quality and choice of facilities at all accommodation grades, whilst maintaining an adequate stock of visitor accommodation to **support the future viability and growth** of the industry.'

In addition, the policies actively interfere in the market that make future investment in visitor accommodation unattractive both for those wanting to enter the market and lenders.