



# **DEVELOPMENT & PLANNING AUTHORITY ACTION PLAN 2019**



Development &  
Planning Authority

# Foreword by the President of Development & Planning Authority



In December 2018, the first Annual Monitoring Report was debated by the States of Deliberation. Whilst that factual report was confirming how the policies were working as required by the States' approved Island Development Plan 2016, there were many voices, both in the Assembly and in the public, who were indicating a general concern about the policies themselves.

Having only had one year of statistics and evidence to work on, the Development & Planning Authority (D&PA), or indeed the Committee *for the Environment & Infrastructure* and the Policy & Resources Committee, saw no reason to advise the States that the policies as approved were not working. However, those voices of complaint have not fallen on deaf ears and the D&PA have been working on an Action Plan since December 2018, to address some if not all of those concerns.

This document sets out those actions including how the responsibilities in the Island Development Plan are being enhanced, some quick wins and how we intend to communicate the response we have made. Whilst the draft was initially approved in early May, this final version of the Action Plan was endorsed by the Committee on the 12<sup>th</sup> June 2019.

The work we, as politicians, have done and the daily running of the Planning Service cannot be done without the support, knowledge and diligence of the staff for which we are all grateful.

Dawn Tindall  
President, Development & Planning Authority

# Purpose

This Action Plan sets out the D&PA's response to the calls for change both in the IDP policies and the way in which the D&PA makes decisions on those policies. It sets out the background to the creation of D&PA's role and the Island Development Plan (IDP)<sup>1</sup>. It also reflects on the way it monitors the IDP, the basis of recommendation for any change and the way it makes decisions on those policies both in respect of specific planning decisions and development frameworks.

## Background

### D&PA's Mandate

The D&PA was set up in 2016 as a result of the States Review Committee's review of government. Its mandate states it is:

Responsible for planning applications, building control, protected buildings, protected trees, Island Development Plan, conservation and design and planning policy. These were previously functions of the Environment Department.

- To advise the States on land use policy and to develop and implement land use policies through development plans and any other relevant instruments.
- To determine development applications of all kinds, including planning, building control, protected buildings and scheduled sites.
- To maintain and keep under review schemes of delegation in order that only the most contentious or high profile or atypical development control applications are referred to the elected members of the Authority, and when they are so referred to ensure that they are heard at open planning meetings held in public.
- To exercise powers and perform duties conferred on the Authority by extant States' resolutions, including those resolutions or parts of resolutions which relate to matters for the time being within the mandate of the Development & Planning Authority and which conferred functions on the former Environment Department.
- To fulfil the responsibilities and operational functions set out below.

Operational functions arising out of planning legislation (except those that relate to planning inquiry administration), include enforcing planning legislation, operational functions relating to preparing development plans, subject plans, local planning briefs, guidance notes, development briefs and frameworks, administering planning applications and pre-application advice requests, making building regulations and Guernsey technical standards, administering building regulation applications and pre-application advice requests, conservation and design advice, administering statutory registers of protected buildings and protected monuments, administering tree protection orders and functions in relation to sites of special significance and conservation areas, immunity

<sup>1</sup> <https://www.gov.gg/CHttpHandler.ashx?id=104804&p=0>

certificates and property searches, Salles Publique, public building and public entertainment inspection and licencing and clearance of ruins.

## Island Development Plan

As part of the mandate, the D&PA brought a policy Letter to the States in October 2016 recommending the introduction of the Island Development Plan (IDP). This Plan was approved unanimously, albeit after a then record number of amendments, and came into effect on the 2<sup>nd</sup> November 2016.

The IDP is a Development Plan, prepared by the D&PA under section 8 of the Land Planning and Development (Guernsey) Law, 2005 (the 2005 Law), which sets out the land planning policies for the whole of Guernsey in a single document. It replaced both of the Development Plans, the Urban Area Plan and the Rural Area Plan, which were prepared under strategic policies that were over 10 years old and out of date.

The IDP sets out the factors that will be taken into account by the D&PA under that Plan in reaching decisions on applications for planning permission. In conjunction with the provisions under the 2005 Law, the planning policies of the IDP determine how development proposals should be assessed. The Land Planning and Development (Plans) Ordinance, 2007 states that a Development Plan has a ten year lifespan which can be extended by resolution of the States of Guernsey.

## Monitoring of the IDP

The IDP is a plan rather than a strategy and as such contains for the first time in a States' plan the requirement for the monitoring of the policies. The monitoring is undertaken to ensure that the IDP remains effective and relevant and to make necessary adjustments if the monitoring process reveals that changes are needed. This enables the IDP to maintain sufficient flexibility to adapt to changing circumstances.

Monitoring is required to provide a detailed understanding of the performance of planning policies in the delivery of the objectives of the Strategic Land Use Plan (SLUP), other States of Guernsey objectives and the purposes of the 2005 Law. The monitoring process helps to determine whether there is a need to review the SLUP and/or undertake a partial or full review of the IDP or prepare a new statutory Plan.

The D&PA measure the performance of the IDP by assessing how effective its policies are in delivering its Principal Objectives, as set out in Part Two of the IDP. A set of key indicators and targets have been developed to allow direct and indirect effects to be monitored. Indicators provide a consistent basis for monitoring and a guide to overall progress to establish the basis for identifying where the IDP may need to be strengthened, maintained or changed in some way.

The SLUP states that "to ensure the Development Plans successfully deliver the land use objectives of the States, as set out within this Strategic Land Use Plan, the Strategic Land Planning Group (now

the Committee *for the Environment & Infrastructure*) will work closely with the Environment Department (now the Development & Planning Authority or D&PA) to monitor key Development Plan policies in order to assess their robustness, continued relevance and effectiveness”.

The D&PA produces regular monitoring reports to the Committee *for the Environment & Infrastructure* setting out how the IDP is satisfying specific economic, social and environmental objectives of the States.

These Monitoring Reports are provided at quarterly intervals and on an annual basis consistent with the monitoring and review provisions of the SLUP. In line with the statutory requirements placed on the D&PA in the SLUP but without specific timelines, section 5 of the 2005 Law requires the Committee *for the Environment & Infrastructure* to consider whether the SLUP needs amending only from ‘time to time’. This section of the Law was drafted flexibly so as not to impose a particular timeframe for review of the SLUP. Although there is currently no requirement in Law or the Policy & Resources Plan for the SLUP to be reviewed more frequently, the Committee *for the Environment & Infrastructure*, in response to the first AMR, decided it was important to update the Policy & Resources Committee about the delivery of the SLUP objectives as part of the monitoring process.

The frequency of the reporting process will ensure that the D&PA can respond efficiently to changing circumstances and take early action to overcome barriers to delivery, or review policy approaches to meet changing circumstances. The objectives for the monitoring reports will be to:

- assess the implementation of the SLUP policies through the IDP policies and the management of development;
- identify and remove any blockages to the delivery of sustainable development for which provision is made within the SLUP;
- identify potential revisions required to the SLUP or IDP to ensure the objectives of the States are adequately satisfied by the land use planning system.

Effective monitoring requires input and feedback from other States’ Committees, stakeholder groups and the public. The SLUP requires IDP monitoring reports to indicate the responses of other States’ Committees and members of the public to the implementation of policies within the IDP and whether any need for policy change has been identified. The D&PA will liaise with other relevant bodies to produce the Monitoring Reports. Monitoring is also important to enable communities and interested parties to be aware of progress. The monitoring reports are made publicly available.

The full details of the requirements for the quarterly and annual monitoring reports and the data relied upon are in Chapter 21 of the IDP and the reports are at <https://www.gov.gg/planningpolicy>

## Current Means of Updating and Review of the IDP

The effectiveness of the policies in the IDP are continuously monitored throughout the IDP period. If, through monitoring, it appears that policies are not effective at delivering the objectives of the States of Guernsey, as set out in the SLUP, the following mechanisms may be triggered:

- review of the relevant policies of the IDP;
- provision of updated or new guidance or evidence as required;
- review of housing land supply and allocated sites for housing;
- review of employment land supply and land allocated for employment uses;
- action to help bring forward sites for development, wherever possible in partnership with landowners and developers;
- action to help secure the timely provision of infrastructure.

The IDP has a ten year lifespan. In accordance with the requirements of the SLUP the IDP identifies a minimum five year land supply for housing. The SLUP also requires the provision of a comprehensive range of land opportunities for employment uses. Therefore, although there will be regular monitoring, there will be a review of housing land supply and employment land supply after five years following formal adoption of the IDP by the States of Guernsey, unless monitoring indicates a more urgent need to review the land supply sooner.

The five year review of housing land supply and employment land supply will include comprehensive reviews of key aspects of the evidence base. The five year review will assess the appropriate level of provision of land for housing development and employment related development for the remainder of the IDP period and will include the comprehensive review of the Strategic Housing Land Availability Assessment and the Employment Land Study.

An annual review of the Strategic Housing Land Availability Assessment will also underpin monitoring of the performance of the IDP policies against the required two year 'pipeline' supply of available housing land. A review of the IDP may potentially be triggered where there is not a two year supply of suitable housing land in the 'pipeline'.

Where a review of the IDP is considered necessary, any change to policies would be subject to the full inquiry procedure set out under the planning legislation; this may include an Environmental Impact Assessment as part of the review and the accompanying Environmental Statement would be updated accordingly.

# The D&PA's Action Plan

## Overview

Having reviewed the Annual Monitoring Report 2017 (the 2017 AMR)<sup>2</sup> together with various reports for Quarter 1 to 3 of 2018, the D&PA concluded that the policies were working in accordance with the States' approved IDP. However, it was also clear from the representations received in respect of planning applications, the comments in media together with the debate in the Assembly on the 2017 AMR that there was discontent in some quarters in the way that some of those policies were perceived to be working.

<sup>2</sup> The report on the IDP for the period 2<sup>nd</sup> November 2016 to December 2017

Having examined Hansard of the December 2018 debate in detail, the President of the D&PA produced in March 2019 an Action Plan (of which this is the final version). It sought to address the concerns raised from all sources in a proportionate and cost-effective manner. Since the production of the Action Plan, many conversations have been undertaken and feedback has been received which has helped refine the action which the D&PA has already taken or will take. The original position and the position as at the date of this Plan is indicated below.

## Issues Identified

### Role of the D&PA

There has been much discussion on whether the D&PA should be given more discretion in the setting of policy, production of Supplementary Guidance and in the consideration of planning applications.

Conversely, the President of the D&PA has questioned whether the D&PA should consist of elected officials at all and for decisions on planning applications to be made by the Planning Service with appeals from those decisions to the Planning Panel. Alternatively, if the D&PA is to continue with such involvement, the President has called for a more robust level of training than previously provided.

The D&PA considers that this reflection on the role of the D&PA is important and looks forward to the outcome.

### Actions:

1. The D&PA will liaise with the States Assembly & Constitution Committee (SACC) in respect of training to be provided generally to candidates and/or Deputies at the time of the election in 2020 in respect of quasi-judicial decision making.
2. The D&PA will scope out a more extensive training programme for the new members of the D&PA after the election in 2020 to compliment what is provided by SACC.

### Planning Framework

Guernsey's present planning framework is based on legislation which was introduced in 2009 when the 2005 Land Planning & Development Law came into force. This was followed by the SLUP which was approved by the States in November 2011 and the IDP in November 2016. The IDP not only has to be consistent with the SLUP but it also must reflect other States' strategies and policies such as the States of Guernsey On-Island Integrated Transport Strategy and Action Plan for Guernsey (Minority Report), Guernsey Coastal Defence Flood Strategy 2013 and any relevant States of Guernsey strategy for visitor accommodation as well as delivering the land use aspects of the States' Priorities set out in the Policy & Resource Plan.

Supplementary Guidance, whilst not approved by the States, is also a material consideration for planning decisions and comes in the form of Development Frameworks and other guidance issued by the D&PA.

Other jurisdictions such as Jersey<sup>3</sup> have similar planning frameworks and others, such as the UK, have more layers and a greater number of bodies which can make planning policy. In the case of the UK, this can mean that some aspects of planning policy are not well aligned with one another. A certain element of discretion is, therefore, necessarily built in to the legal framework to cater for this.

Whilst Guernsey's IDP is required by statute to be aligned with overarching policy, the policies are necessarily complex in order to set out what type of development would be approved and what would not in a multitude of different circumstances. As development comes in so many forms and to so many tastes, this ability to set out in a given scenario a reasonable expectation of whether it will be approved provides consistency and an element of certainty for the applicant and objector reassuring them that they will be treated fairly and with equity.

The question of whether the planning framework can be simplified arose in the AMR debate. This is not the first time this has been considered as Commerce and Employment Department's 2014 Economic Development Framework stated that they would look at barriers to business which included reviewing the planning process. They produced the Red Tape Audit in 2015 and, whilst the IDP was adopted, not all recommendations in the Audit were and so the Committee *for* Economic Development have begun a review of the Red Tape Audit to put those recommendations into action.

As well as the Red Tape Audit, the overarching legal framework is due for review. The overarching Law, whilst it did not commence until 2009, was first approved in principle by the States in 2002. It is, therefore, due for a review.

Whilst the planning framework is complex, it still contains an element of subjectivity and requires, on the whole, professional advice to ensure that the processes and policies are followed. This free advice from the Planning Service is to applicants in the form of pre-application meetings. It is also available to objectors but, despite that, this service is mainly used by applicants in respect of particular planning applications.

Although the Red Tape Audit Review is underway, the review of the planning framework as a whole may take some time so the D&PA has decided to look at a means of redressing the balance by focusing on assisting those who wish to object to a planning application and make representations to an inquiry.

### Actions:

1. The D&PA will liaise with the Committee *for* Economic Development to understand the outcomes from the review of the Red Tape Audit, to implement them as a matter of urgency where possible.

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<sup>3</sup> <https://www.gov.je/planningbuilding/lawsregs/Pages/default.aspx>



2. The D&PA will scope out the review of the Planning Law with a view to returning to the States with a Policy Letter in 2020.
3. The D&PA have created a Communication Plan which includes the presentation of a series of workshops (see later).

## Infrastructure

One particular plan which the States identified as necessary to inform the IDP which has yet to be produced is the Infrastructure Resource Plan (now called the Long Term Infrastructure Investment Plan, which is now a priority in the Policy & Resource Plan). This Plan will identify what Guernsey needs in terms of associated structures and facilities to deliver current and future services and policies and will facilitate decision making in respect of essential infrastructure investment.

In the absence of a States-agreed Long Term Infrastructure Investment Plan and in accordance with the SLUP, Section 20.1.4 of the IDP makes provision for new infrastructure while seeking to support and make better use of existing infrastructure to reduce overall demand and safeguarding some areas of land for possible future key infrastructure requirements.

On a more granular level, each planning application takes into account in a limited manner the local infrastructure and, depending on the extent of the area covered, certain draft Development Frameworks require detailed Traffic Impact Assessments (TIAs) such as the one for the Draft Saltpans Development Framework<sup>4</sup>. Such TIAs, provided by the applicants or landowners, will inform future frameworks and applications.

However, certain aspects of the local environment, such as Ruettes Tranquilles, do not have policy or statutory footing enabling the D&PA to consider them in planning decisions to the extent they would wish.

### Actions:

1. The D&PA will liaise with the Committee *for the* Environment & Infrastructure to support the production of the Long Term Infrastructure Investment Plan or its equivalent
2. The D&PA will continue to identify local infrastructure requirements and where reasonable and appropriate incorporate them into Development Frameworks or as conditions in respect of planning applications and, where reasonable and proportionate, require TIAs to be provided.
3. The D&PA will liaise with both the Committee *for the* Environment & Infrastructure and the Committee *for* Home Affairs to identify what statutory protection can be achieved for the Ruettes Tranquilles
4. The D&PA will liaise with other Committees as appropriate to identify aspects which the D&PA believe could be taken into account in planning applications and Development Frameworks if they had a policy or statutory footing.

<sup>4</sup> <https://www.gov.gg/CHttpHandler.ashx?id=118706&p=0>

## Review of the IDP

As mentioned above, the IDP identifies the need for a five year review to assess the appropriate level of provision of land for housing development and employment related development for the remainder of the IDP period including the comprehensive review of the Strategic Housing Land Availability Assessment and the Employment Land Study. This five year review can be brought forward if the monitoring indicates a more urgent need to review the land supply sooner.

The strategic Housing Indicators are indicating at present a reduced requirement from when the 5 year supply was identified in the IDP. Taking this into account after only one year of monitoring and since the level of land supply has not fallen to a level of concern, the D&PA does not consider that an urgent need has been identified that would warrant earlier consideration. The D&PA has considered whether to bring forward the review but due to the pressure on resources, the statutory requirements and the desire to ensure that local planners are the ones undertaking the review, the first review necessarily will be in 2021. The D&PA has also considered whether it should be altered to a three yearly cycle and, whilst that is not possible in this cycle, the timeline for future reviews will be considered at the five year review.

The D&PA, in accordance with the IDP has started to scope out the requirements for the five year review. As a review of the level of the provision of land for housing development and employment related development will require a planning inquiry, the D&PA has considered ensuring this exercise is best value for money and will take the opportunity to consider a wider range of elements of the IDP. These will include:

### **Whether brownfield sites should be prioritised before greenfield sites in Main Centres and/or Main Centre Outer Areas and/or Local Centres**

Whilst the IDP places at a high level an emphasis on, and encourages the development of, brownfield sites, certain greenfield sites were previously identified as Housing Target Areas for decades and remain under the IDP allocated as housing sites. Whilst two open greenfield areas of land within the Main Centres and Main Centre Outer Areas have come forward as windfall sites<sup>5</sup>, on the whole sites for which Development Frameworks have been approved are derelict former glasshouse sites.

Whilst political cycles have often put the building of affordable homes as a higher priority, currently the view has been expressed by some that the brownfield sites should be given greater priority and conversely no greenfield sites should be built upon.

However, the definition of greenfield sites is in the IDP which says:

“Open land that is not developed other than for agricultural, horticultural or outdoor recreation or informal leisure and recreation purposes. Glasshouses are regarded as being greenfield sites as they are required to be treated as agricultural land under the Land Planning and Development (Guernsey) Law, 2005.”

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<sup>5</sup> Le Maresquet and Camp Dolent

It would, therefore, appear appropriate to agree upon whether this definition should be amended to reflect the different priority between those which are derelict glasshouse sites and other greenfield sites which includes redundant glasshouse sites in good order. Whilst this was given consideration in 2011<sup>6</sup>, the D&PA consider it worthwhile reconsidering in relation to the IDP at the five year review.

## **Important Open Land**

As well as considering the priority to be given to development of brownfield land over greenfield, the D&PA also believe consideration is warranted as to whether greater protection from development should be given to other greenfield sites in the Main Centres, Main Centre Outer Areas and Local Centres. This may be by the extension of the designation of certain areas of land as Important Open Land.

The D&PA recommended to the States at the time of the debate on the IDP that land at Mont Arrive be included as Important Open Land and so protected from development. At the time, there were no amendments to the draft IDP put forward to include other areas of land as Important Open Land but the D&PA considers the five year review is an opportune time to consider the inclusion of further land.

## **Agriculture Priority Areas**

The D&PA is very aware that sufficient land needs to be designated for agriculture, not only for the agricultural industry but also acknowledging the important role agriculture plays in managing Guernsey's rural landscape and open land. Unlike Important Open Land, at the time of the debate of the draft IDP, there were amendments put forward to designate further land as APAs. The D&PA considers that the five year review is an opportune time to give further consideration as to whether APAs need to be extended.

## **Assess effects of land-banking**

There has been much criticism of individuals who hold onto their land in the hope of being able to develop or to increase its value whether this be through a change in the IDP or the ability to develop derelict glasshouses. The D&PA considers that the five year review is an opportune time to give further consideration to the impact of, and whether we should seek to inhibit, land-banking.

## **Affordable housing – GP11**

Much to the disappointment of the D&PA, at the time of the debate of the draft IDP as a result of a successful amendment, the draft GP11 was replaced with the following:

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<sup>6</sup> Article 10 of Billet XIX Subject Strategic Land Use Plan - Amendment "iv. confining development to brownfield sites except in exceptional circumstances" which lost 30 votes Contre, 14 Pour, 1 Abstained and 2 Not Present

“GP11 - The Development & Planning Authority will require proposals for development resulting in a net increase of 20 or more dwellings to provide a proportion of the developable area of the site for affordable housing in line with the following:

- 20 or more dwellings but fewer than 25 dwellings: 26% of the developable part of the site, but reduced to 11% in the first year, 16% in the second year and 21% in the third year after States’ adoption of this Plan;
- 25 or more dwellings but fewer than 30 dwellings: 28% of the developable part of the site, but reduced to 13% in the first year, 18% in the second year and 23% in the third year after States’ adoption of this Plan;
- 30 or more dwellings: 30% of the developable part of the site, but reduced to 15% in the first year, 20% in the second year and 25% in the third year after States’ adoption of this Plan.”

The effect has been that no affordable housing has been provided as a direct result of GP11. It has also meant that the following successful amendment on tariffs will only take effect when 20 new units are developed which would negate the potential benefits of a tariff system. The D&PA has therefore not had reason to take this back to the States.

“To note that Policy GP11 of the Island Development Plan makes permission to construct dwellings subject, in certain circumstances, to a proportion of the developable area being allocated for affordable housing; and to direct the Development & Planning Authority, in consultation with the Committee for Employment & Social Security and the Committee for the Environment & Infrastructure, to examine the case for an alternative requirement for developers to make a tariff payment equivalent to the value of the land which Policy GP11 would require to be set aside for affordable housing; and to direct that by no later than the 30th of April, 2017 the Authority shall submit a policy letter on this matter together with any propositions which it considers appropriate.”

It is, therefore, the intention of the D&PA to include, at the five year review, a reconsideration of the current thresholds of Policy GP11 and also the application of tariffs in accordance with the above amendment.

## Visitor Accommodation

Whilst the Committee *for* Economic Development is responsible for tourism, both that Committee and the D&PA have been considering the effects of the policies in relation to visitor accommodation. As the draft IDP was amended to make it more difficult for visitor accommodation to leave the market than the original draft proposed and, in the absence of any relevant States of Guernsey strategy for visitor accommodation, the D&PA propose to consider the question of visitor accommodation at the five year review.

### Action:

The D&PA will scope out the five year review to also include:

- Whether brownfield sites should be prioritised before greenfield sites in Main Centres and/or Main Centre Outer Areas and/or Local Centres, and if so how this might be achieved

- Important Open Land
- Agriculture Priority Areas
- Assess effects of land-banking
- Affordable housing – GP11
- Visitor accommodation.

## Development Frameworks

Development Frameworks are specific guidance prepared for sites by the D&PA, as part of the proactive and enabling ethos of the IDP. In some cases, the IDP now requires Development Frameworks where Statutory Plans such as Local Planning Briefs were previously required. This represents a simplification of the process which previously existed, which would have previously involved significant resources being spent on planning inquiries and referral of proposals to the States.

A fundamental principle of Development Frameworks is that they provide guidance required to ensure the comprehensive development of land. This ensures that finite land resources are used efficiently and effectively, and that the disadvantages of inefficient piecemeal development are avoided.

Importantly, a Development Framework can be a catalyst for bringing positive development forward and will help to deliver high quality development that is best suited to the site and its surroundings. The Development Framework process enables a deeper understanding to be gained of the context, opportunities and constraints of a particular site, for example in relation to heritage or traffic matters. This understanding and analysis is reflected in the development principles set out in the document and leads on to a better design and quality of development on the ground.

Development Frameworks provide prospective developers with greater certainty as to what form of development is likely to be permitted on a particular site, as broad elements such as density and site opportunities and constraints can be established and agreed through this process, reducing potential delays at the planning application stage. It also enables communities to feedback on what is proposed during the consultation process.

Development Frameworks are required for Regeneration Areas, such as Leale's Yard and the Bordage/Mansell Street, and to bring forward some development of strategic importance and areas safeguarded for strategic purposes.

Planning permission is extant in respect of Leale's Yard until August 2019, however, as the owners have indicated that the permission will lapse, scoping has been undertaken to start work on the draft Development Framework in June. The funds for doing so have been identified through a potential surplus in the 2019 budget but, in the interest of prudence, a request has also been made to P&R for funds from the Budget Reserve if the surplus does not materialise.

Similarly, the D&PA is keen to bring forward the Development Frameworks for the other Regeneration Areas and a request has been made for the D&PA's Budget for 2020 to include funds to do so.

Whilst the Development Frameworks are essential for Regeneration Areas and other allocated or designated areas within the IDP, the D&PA, having taken into account feedback both from developers and representors, believes their use in respect of other areas of land needs to be reassessed. A briefing paper on the policy for the use of Development Frameworks is being brought to committee in the next month.

### Actions:

1. The D&PA will draft the Development Framework for Leale's Yard
2. The D&PA, if the Budget 2020 application for funds is successful, will scope out the preparation for Development Frameworks for other Regeneration Areas
3. The D&PA will reconsider the policy for Development Frameworks including:
  - assessing their usefulness
  - re-evaluating the criteria for development frameworks in respect of the size, inclusion of land in different ownership, time it can take, communication of consultation and results
  - identifying the means and timeline for improvements in process.

## Communication

The D&PA is developing a Communication Plan in recognition of the importance of keeping the public well informed about both specific planning matters and the wider role of the States' planning policies and the IDP. The Communications Plan includes the introduction of a series of regular workshops from the second half of 2019 on matters such as Community Plans, how to make representations into the planning process and matters relating to the Parish Douzaines' role in the planning process. It is also proposed to produce a set of Frequently Asked Questions relating to matters raised in the last AMR debate which is nearing completion and will be published shortly.

As well as the continuation of the publication of the Quarterly and Annual Monitoring Reports, and the underlying evidence on which they are based, there will also be an online Dashboard of current important facts such as the up to date amount of Agriculture Priority Areas which has been permitted to be included as domestic curtilage – which in 2018 was 0.08% or 12.8 verges.

The Communications Plan will be developed further with support from the Communications team. Discussions are taking place to increase the dedicated support within that team for the D&PA.

### Action:

To produce a Communication Plan which includes

- Hold regular workshops, drop-ins and open days to engage the public on Community Plans, how to make representations into the planning process<sup>7</sup> and matters relating to the Parish Douzaines' role in the planning process
- FAQs based on the AMR debate

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<sup>7</sup> Including the presentation of objections at Open Planning Meetings, the process for which is currently under review

- Review media engagement to ensure communication is as proactive as possible, including use of social media and gov.gg website
- Increase liaison with other Committees, Deputies and the Douzaine in addition to the AMR such as consultations on specific planning applications, development frameworks and the Seafront Enhancement Area.

## Resources

The Action Plan proposes to address the majority of the matters described using current resources, particularly the five year review of the IDP, and within the existing planned timescales for these. No additional resources for those elements which are to be addressed within the five year review of the IDP will, therefore, be required.

A funding request has been made in relation to the production of Development Frameworks for the Regeneration Areas as described above.

Some limited additional funding will also be requested through the annual P&R budget process for implementation of the Communication Plan, particularly for initiatives such as to raise awareness of Community Plans and enhance public understanding of the planning process.

## Feedback

We would value your feedback on the Action Plan and issues discussed within it. You can do this by contacting us using the details below.

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# Appendix 1 – Summary of Actions

The D&PA will:

- liaise with the States Assembly & Constitution Committee (SACC) in respect of training to be provided generally to candidates and/or Deputies at the time of the election in 2020 in respect of quasi-judicial decision making;
- scope out a more extensive training programme for the new members of the D&PA after the election in 2020 to compliment what is provided by SACC;
- liaise with the Committee *for* Economic Development to understand the outcomes from the review of the Red Tape Audit, to implement them as a matter of urgency where possible;
- scope out the review of the planning Law with a view to returning to the States with a Policy Letter in 2020;
- liaise with the Committee *for the* Environment & Infrastructure to support the production of the Long Term Infrastructure Investment Plan or its equivalent;
- continue to identify local infrastructure requirements and where reasonable and appropriate incorporate them into Development Frameworks or as conditions in respect of planning applications and, where reasonable and proportionate, require TIAs to be provided.
- liaise with both the Committee *for the* Environment & Infrastructure and the Committee *for* Home Affairs to identify what statutory protection can be achieved for the Ruettes Tranquilles;
- liaise with other Committees as appropriate to identify aspects which the D&PA believe could be taken into account in planning applications and Development Frameworks if they had a policy or statutory footing;
- scope out the IDP five year review to also include
  - Whether brownfield sites should be prioritised before greenfield sites in Main Centres and/or Main Centre Outer Areas and/or Local Centres, and if so how this might be achieved
  - Important Open Land
  - Agriculture Priority Areas
  - Assess effects of land-banking
  - Affordable housing – GP11
  - Visitor accommodation;



- draft the Development Framework for Leale’s Yard;
- if the Budget 2020 application for funds is successful, scope out the preparation for Development Frameworks for other Regeneration Areas;
- reconsider the policy for Development Frameworks including:
  - assessing their usefulness
  - re-evaluating the criteria for development frameworks in respect of the size, inclusion of land in different ownership, time it can take, communication of consultation and results
  - identifying the means and timeline for improvements in process;
- Produce a Communication Plan which includes:
  - regular workshops, drop-ins and open days to engage the public on Community Plans, how to make representations into the planning process<sup>8</sup> and matters relating to the Parish Douzaines’ role in the planning process
  - FAQs based on the AMR debate
  - review of media engagement to ensure communication is as proactive as possible, including use of social media and gov.gg website
  - increased liaison with other Committees, Deputies and the Douzaine in addition to the AMR such as consultations on specific planning applications, development frameworks and the Seafront Enhancement Area.

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<sup>8</sup> Including the presentation of objections at Open Planning Meetings, the process for which is currently under review