

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

18th July, 2019

MOTION UNDER ARTICLE 7(1) OF THE REFORM (GUERNSEY) LAW, 1948

Proposed by: Deputy M P Leadbeater

Seconded by: Deputy B J E Paint

To suspend Rule 24(2)(d) of the Rules of Procedure to the extent necessary to permit the Amendment set out below to be moved.

18th July 2019

Proposition No. P.2019/41

REQUÊTE – DEPUTY MERRETT AND 6 OTHER MEMBERS

The Island Development Plan

AMENDMENT

Proposed by: Deputy M P Leadbeater

Seconded by: Deputy B J E Paint

To insert the following Proposition immediately after Proposition 5:

- "5A. To agree that policy GP 11 should be deleted from the Island Development Plan and to direct the Development & Planning Authority to prepare and submit to the States before the end of February 2020 proposals which will enable that policy to be deleted in accordance with the Land Planning and Development (Guernsey) Law, 2005."

Explanatory Note

The current perceived targeting by developers of small to medium-sized green field sites, over larger potentially brown field sites, has been partly a result of Policy GP11.

GP11 was a mechanism included in the IDP to assist the States in providing enough land for Social Housing, based on what our housing requirements were estimated to be in 2016. It

required a tariff of units of Social Housing to be built in every housing development of 19 units or more.

Since then, our housing requirements have been re-evaluated and it has been confirmed that far fewer units than originally anticipated are needed to fulfil our requirements.

Since the introduction of the IDP, and consequently Policy GP11, no new developments of over 19 units have come forward. This is because the policy renders sites of 20 units, or more, an unattractive proposition for developers when compared with those with no tariff applied.

GP11 is no longer required in the IDP due to the restatement of social housing requirement and its removal will help stimulate our construction industry, and alongside some of these large sites, some with permission already granted, will come forward to ease the pressure on the smaller, often green field sites, within the Main and Local centres.