

What is the Island Development Plan (IDP)?

The IDP sets out the spatial land use policies for the island. The IDP recognises that development is needed to meet the needs of Islanders and our economy and seeks to ensure development is in the right place and is of the right quality.

Why are we Reviewing the IDP?

The IDP was adopted by the States in November 2016. It is valid for ten years, unless extended by the States. The DPA must review the IDP at least once every ten years and can decide to amend it or produce a new plan if it considers that is necessary. The most recent update of the Government Work Plan (GWP), approved by the States in June 2022, includes an action to carry out a targeted review of IDP policies between 2023 and 2025. The GWP highlights that it is important that the DPA adopts a proportionate approach to its management of a carefully scoped and targeted review to ensure that it can conclude the work this political term, focusing on a targeted consideration of policies which are required to meet new strategy direction or government priorities. The island's housing needs, housing supply and the delivery of housing is the most pressing domestic issue which the States must tackle, and a Category 1 action in the GWP. The DPA has a statutory obligation to review housing land supply as well as employment land supply both of which were paused by the States in 2020. The scope of the examination of IDP policies is therefore focused on these two themes. The scope does however also include an update to the designation of ABIs.

What is an ABI?

ABI designation acknowledges areas of land that contribute significantly to the Island's biodiversity but are not of such high importance to be designated as a Site of Special Significance. They help to support the Strategy for Nature.

What happens when a site is designated as an ABI?

Policy GP3 of the IDP is engaged. Planning applications must comply with this policy. ABI designation does not mean a site cannot be developed. Provided the development meets all other relevant IDP Policy(ices), the biodiversity of that site must be taken into account and, where possible, harm avoided. Where harm cannot be avoided it should be mitigated.

Why are ABI designations being considered?

A commitment was made during the IDP public Planning Inquiry hearings to re-survey and update some ABIs and to carry out island wide analysis to identify any additional ABIs. The necessary surveys and work has been carried out during 2019 and 2021 and therefore is included in the focused review to conclude the process and ensure the ABIs designations are as up to date as possible.

Why am I being consulted?

A period of consultation with landowners will help to inform final decisions by the Development & Planning Authority about the update of these designations in the draft amendments to the IDP prior to the Public Inquiry stage of the review.

What is the scope of the ABI Review?

This work focusses on updating the designations instead of reviewing the policy (IDP Policy GP3).



What evidence has informed the proposals?

A considerable amount of work has already been undertaken with a resurvey of existing ABIs in 2019 and an assessment of proposed new ABIs in 2021. The following reports contain a detailed assessment of the biodiversity of each site and can be downloaded from this dedicated web page www.gov.gg/IDP-review

- Review of Areas of Biodiversity Importance (Environment Guernsey, December 2019); and
- Assessment of proposed new Areas of Biodiversity Importance (Environment Guernsey, December 2021).

How can I comment?

All comment must be made in writing stating the name and address of the commentor. Anonymous comments cannot be considered. Email us at planreview@gov.gg with 'ABI Review' in the subject line. Alternative, written comments can be posted to the Planning Service at Sir Charles Frossard House, La Charroterie, St Peter Port, Guernsey, GY1 1FH

What happens if I think my comments have not been taken into account?

As part of the IDP Review we will publish draft Plan Amendments. Representations to the draft Plan Amendments can be made, which will be considered by an Independent Inspector at the Public Inquiry (see below for details of the dates).

What is the Process and timescales?

The process which must be followed to amend or otherwise change the policies in the IDP and obtain States approval are set out in the Planning Law and associated Ordinances and Regulations. An overview of the process is set out below that shows the times when representations can be made.

Main steps in the process

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| 2023 | <ul style="list-style-type: none">• Research and evidence gathering – including this pre-plan consultation stage• Drafting of Plan amendments |
| 2024 | <ul style="list-style-type: none">• Publish draft Plan• Public Inquiry: Initial representations stage (representations can be made)• Public Inquiry: Further representations stage (representations can be made)• Public Inquiry: Hearings (reviewing representations made and issues raised)• Public Inquiry: Independent Planning Inspector's report received (Public Inquiry closes)• Draft Policy Letter |
| 2025 | <ul style="list-style-type: none">• States Debate (if the States Debate seeks material amendments, this will re-open the Public Inquiry before anything is decided) (representations can be made to Deputies at this stage)• Approved amended Island Development Plan• Implementation and monitoring of the approved amended Island Development Plan. |