

**APPENDIX 4: DRAFT ISLAND DEVELOPMENT PLAN: STATEMENT OF CONSULTATION  
AND COMMUNITY ENGAGEMENT, 2016.**



# **Draft Island Development Plan**

## **Statement of Consultation and Community Engagement - 2016**

### **Introduction**

1. The following report sets out the stages of consultation and community engagement undertaken in the preparation of the draft Island Development Plan, which have informed and influenced policy development and have helped to ensure that the draft Plan policies have evolved from a robust evidence base. References throughout the document to the 'Environment Department' or 'Department' relate to the former Environment Department, the relevant responsibilities of which now rest with the Development & Planning Authority.
2. When reviewing Development Plans the Environment Department is legally required to undertake a minimum level of consultation and community involvement which is set out in The Land Planning and Development (Plans) Ordinance, 2007 and The Land Planning and Development (Plans Inquiry) Regulations, 2008. This report will illustrate how the minimum statutory requirements have been met.
3. However, the Environment Department recognised that a new Development Plan will have a vital role to play in the Island's future by providing for the development it needs to maintain and build economic prosperity and provide for social and environmental needs whilst ensuring that the Island remains a unique and attractive place in which to live and work and visit. As such the Island Development Plan will impact, in one way or another, on all of the Island's residents.
4. Therefore, it was recognised from the outset of the Plan Review process, that it was important to exceed the minimum statutory requirements for consultation and the Department committed to engage with, and inform, the public, a range of stakeholders and other States departments during the whole of the Plan Review process so that individuals and organisations, as well as States departments had a range of opportunities to get involved in and influence the draft Plan. The creation of a new Island Development Plan is a dynamic process and the responses to the various stages of consultation have informed the development of the draft policies which is considered to be a positive approach which results in a draft Plan which is as robust and relevant as it can be.
5. The Planning Inquiry into the draft Island Development Plan was conducted independently of the Environment Department, the Policy Council and all States departments and committees, in accordance with the requirements under section 7 of the Land Planning and Development (Plans) Ordinance,

2007. However, the Planning Inquiry forms part of the consultation carried out for the Plan Review process and has therefore been included in this report.

6. A summary of all the consultation stages in the preparation of the draft Island Development Plan, with dates, is given in Appendix A.

## **Methods of engagement**

7. The Environment Department recognised that various methods of consultation would be required in order to effectively engage with the wide range of public, stakeholders, organisations, businesses and statutory consultees at different stages of the Plan Review process.
8. A Plan Review database was created including States departments, Public utility companies and the Parish Constables to fulfil statutory requirements. This was expanded to include Deputies, Government Agencies, businesses, environment, conservation and design bodies, the voluntary sector, private sector bodies and interest groups, the media and members of the public who had expressed an interest in the Plan Review process. Members of the public were encouraged to register on the Plan Review database in order to keep up to date with the review process. There are 699 contacts in the database formed into four groups (see Appendix C). The database has been added to over time and was utilised at all stages to keep interested parties informed.
9. The Environment Department established a dedicated Twitter account for the Plan Review @planreviewgsy to allow members of the public and organisations to receive short, timely updates on Plan Review news and events. Plan Review developments, news or relevant links posted by the Department team appeared in the Twitter live-feed of anyone who has become a 'Follower.' Information posted via @planreviewgsy has been regularly 'retweeted' (i.e. forwarded) by those Followers, thus spreading the message further and encouraging wider participation. The operation of a Plan Review Twitter account from the start of the Plan Review engagement process helped the Department to demonstrate another channel in which it was seeking the views of the community, particularly those of younger people who may be less likely to contact the Department in writing or visit the States website.
10. At all stages of the Plan Review all relevant documents have been available to view or download on a dedicated Plan Review webpage which has been periodically updated to give information about the stages of the Plan Review. Hard copies were also available by post, from Sir Charles Frossard House and at information sessions (see below). At key stages in the consultation process documents have also been available at the Greffe and at the Priaulx and the Guille Allès Libraries and at each of the Parish Constables offices.

11. During the main consultation stages a number of events were held to explain the Plan Review process and encourage public participation. The public information sessions, held in various locations around the Island, were particularly effective in informing a wide range of Islanders using an informal format and were effective in generating discussion and interest in the process. In excess of 1284 people attended the public information sessions and engaged with the Plan Review helping the Department to gather views and opinions. They were also successful in providing a valuable insight into how the Island functions and what people value, from a variety of perspectives which has helped to inform policy development.
12. More targeted consultation has also taken place with a number of key stakeholders, interest groups, agencies, States departments and businesses through presentations at key stages in the Plan Review and consultation processes. This ranged from presentations to small interest groups to events with 140 delegates.
13. Generally the overall Plan Review process and specific consultation stages were promoted through articles in the Guernsey Press and through a number of local radio and television interviews.
14. Formal written consultation with States departments was carried out to fulfil the requirements of The Land Planning and Development (Plans) Ordinance, 2007. In addition to the statutory requirements, significant cross departmental internal consultation has taken place throughout the Plan Review process to help build evidence and inform policy development. The Environment Department's staff were actively involved with a number of cross departmental work streams and projects dealing with matters which have informed the policy development of the draft Island Development Plan.
15. The independent Planning Inquiry was conducted under the provisions of the Land Planning and Development (Plans) Ordinance, 2007 and the Land Planning and Development (Plans Inquiry) Regulations, 2008. The Planning Inquiry was split into three stages of public consultation; Initial Representations, Further Representations and Public Hearings. 'Objective' software was used to allow for representations to be made online. This is software specifically designed to allow for public comment on a document and was particularly effective at reaching and consulting with a wide audience. Representations were received from as far away as Canada. Representors using Objective were able to comment on specific paragraphs or Policy boxes in the draft Plan and could save comments to be finished later. Objective also allowed for representors to produce their own maps based on the Proposals Map and allowed for all comments to be viewable online once they were submitted. Hard copy forms could also be used to submit representations. The documents were available to

view in a number of locations and could be purchased at Sir Charles Frossard House.

## **Consultation and Community Engagement**

16. Section 3 of The Land Planning and Development (Plans) Ordinance, 2007, requires the Department to place a notice in La Gazette Officielle when it decides to prepare a draft Plan or is required to prepare a draft Plan by a resolution of the States. The notice must set out the reasons for the proposal, the steps to be taken to inform the public of the main issues under consideration and whether the proposals relate to Environment Impact Assessment development. This notice was issued on 16 January 2012 and is included in Appendix B.
17. Section 4 of the Plans Ordinance requires the Department to carry out a minimum amount of consultations, before publishing a draft Plan, with any department of the States whose responsibility may be affected, any public utility provider whose operations may be affected and the Constables of each parish regarding the main issues it considers relevant to the preparation of the draft Plan. In order to meet these statutory requirements, and in order to maintain its commitment to undertake a comprehensive public engagement and consultation exercise the Department embarked on two broad stages of consultation known as The General Topic Papers consultation in 2012 and The Key Messages, Issues and Options consultation in 2013.

### **General Topic Papers Consultation, 2012**

18. The first significant public consultation stage of the Plan Review process was the General Topic Papers in 2012. A series of six topic papers, designed to stimulate discussion and identify the big issues facing the Department in reviewing the Development Plans, were published on 16th January 2012 and consulted upon for a period of eight weeks. Also on this date the Department published the 'Community Guide to the Plan Review' to help to explain the Plan Review process and the opportunities for public engagement at each stage.
19. A consultation letter had previously been issued, on 13<sup>th</sup> January 2012, to all those registered on the Plan Review database seeking comments on the issues identified and the approach being undertaken. This included key stakeholders, Parish Constables, States Members, States departments, public utility providers, Government and related agencies and partnerships, interest groups, the Voluntary Sector, private sector bodies, media and individuals who had registered an interest on the database. A full list of those on the database can be found in Appendix C. A copy of the consultation letter is in Appendix E.

20. The topic papers consulted on are as follows:
  - A sustainable approach
  - Natural and built character
  - Main and local centres
  - Housing
  - Employment and economy
  - Recreation, culture and community.
21. During the consultation period the topic papers were available to download from the States website, with a direct link to them from the home page. They were available on the dedicated Plan Review webpage. Hard copies were also available by post, from Sir Charles Frossard House and at the informal public information sessions (see below).
22. The General Topic Papers consultation and overall plan review process were promoted through a two-page article in the Guernsey Press and a number of local radio interviews. In addition the Department provided a presentation to and discussion with the Island Douzaine Council on 14<sup>th</sup> May 2012 as part of this consultation.
23. During this eight week consultation period a number of events were held to explain the Plan Review process and encourage public participation, including:
  - 19<sup>th</sup> January 2012 1pm – 5pm - Inner Market Building, St Peter Port
  - 20<sup>th</sup> January 9am – 1pm - Inner Market Building, St Peter Port
  - 18<sup>th</sup> February 10am – 12.30pm - Le Friquet Garden Centre
  - 25<sup>th</sup> February 2012 10am – 12.30pm. St Martin’s Community Centre.
24. The public information sessions were particularly effective in informing a wide range of Islanders using an informal format and were effective in generating discussion and interest in the process. Approximately 170 people attended the various information sessions.
25. 41 people and organisations sent in responses to at least one topic paper, with a total of 999 comments made. Most consultees responded to more than one topic paper. There were:
  - 13 responses from database group 1 consultees – States departments, public utility providers, Parish Constables
  - 6 responses from database group 2 consultees – Government and related agencies and partnerships, environment, conservation and design bodies, voluntary sector
  - 7 responses from database group 3 consultees – private sector bodies
  - 15 responses from database group 4 consultees – individuals / members of the general public.

26. A 'Topic Paper Consultation Report for Development Plan Review' was published in July 2012 to summarise the consultation and the feedback received and can be found at [https://www.gov.gg/forward\\_planning](https://www.gov.gg/forward_planning)

### **Key Messages, Issues and Options Consultation, 2013**

27. The second significant public consultation stage of the Plan Review process was the Key Messages, Issues and Options in 2013. Since the General Topic Papers in 2012, the Department had been engaged in an intensive period of evidence gathering so that the future social, economic and environmental needs of the Island could be better understood. The purpose of the second public consultation was to give feedback generally on some of the evidence gathered, to maintain the Department's commitment to keep the community involved and informed and to set out, and seek feedback on, the key messages and Issues which had emerged and to explore some options.
28. A Notification Letter was issued to all on the Plan Review database on 30<sup>th</sup> July 2013. This included consultation with other relevant States departments and groups (see Appendix F).
29. A summary booklet setting out the key messages and issues and suggesting some possible options, designed to stimulate discussion, was published on 29<sup>th</sup> July 2013 and comments and opinions were invited for a period of seven weeks.
30. In some subject areas the Department's research and the responses to the 1st stage of public consultation had provided the required information and the 2nd stage consultation was therefore on those topics where a number of key messages and issues had arisen through the evidence gathering process.
31. Alongside the summary booklet, the "Key Messages, Issues and Options Consultation", the Department also published and consulted on a series of supporting evidence reports which the Department had written and which underpinned the summary booklet. The evidence reports are as follows:
- Analysis of Potential Local Centres, June 2013
  - Draft Strategic Housing Land Availability Assessment Methodology 2013
  - The Use of Planning Covenants in the Delivery of Affordable Housing in Guernsey, November 2012
  - Guernsey Employment Land Study 2013
  - Retail in the Main Centres, July 2013
  - Approach to Agriculture and Redundant Vineries, July 2013
  - Guernsey Character Study (Stage 1), June 2013
  - Guernsey Conservation Area Study, June 2013

- Sites of Special Significance and other designated Nature Conservation Sites, June 2013
  - Open Space and Outdoor Recreation Survey 2013.
32. The second stage of public consultation and the overall Plan Review process were promoted through a two-page article in the Guernsey Press and through coverage of the consultation on local radio and TV stations.
33. The Department's dedicated Twitter account for the Plan Review continued to allow members of the public and organisations to receive timely updates on Plan Review news and events.
34. During the seven week consultation period a number of events, including specific presentations and informal public information sessions were held to explain the Plan Review process, the purpose of the consultation, the evidence findings and to encourage participation in discussion on the key messages and issues arising out of the research.
35. The specific presentations on the review of the Island's Development Plan leading up to and during the second stage consultation included:
- Commerce and Employment Department board meeting, 20 November 2012
  - Strategic Land Planning Group, 19 December 2012
  - Environmental Policy Group meeting, 8 April 2013
  - Guernsey CPD Group, 13 June 2013
  - Construction Industry Forum, 3 July 2013
  - Agents' Forum, 5 July 2013
  - Commerce and Employment Department Board meeting, 26 July 2013.
36. The Department also hosted a number of informal public information sessions at key locations throughout the Island. This included an exhibition explaining the plan review process and summarising the key messages, issues and potential options outlined in the consultation. Those attending the information sessions had the opportunity to ask questions of Environment Department staff, seek clarification about the Plan Review and the consultation and to discuss any views and opinions. The details of the information sessions are set out below:
- 29<sup>th</sup> July 2013 10am-4pm. Western Parishes Community Centre (Styx), St Peter's
  - 30<sup>th</sup> July 2013 9am-5.30pm. Quayside, Vale
  - 31<sup>st</sup> July 2013 10am-4pm. Forest Douzaine Room, Forest
  - 1<sup>st</sup> August 2013 12.30pm-7pm. St Matthew's Church Hall, Câtel

- 2<sup>nd</sup> August 2013 9.30am-2.30pm. Fresh Friday, Market Square, St Peter Port
- 3<sup>rd</sup> August 2013 9am-5pm. Le Friquet Garden Centre, Côtel
- 5<sup>th</sup> August 9.30am-2pm. St Martin's Parish Hall, St Martin's
- 6<sup>th</sup> August 9.30am-5pm. St Martin's Parish Hall, St Martin's
- 7<sup>th</sup> August 9am-5pm. Earlswood Garden Centre, Vale
- 8<sup>th</sup> August 9am-5pm. Earlswood Garden Centre, Vale
- 9<sup>th</sup> August 9.30am-2.30pm. Fresh Friday, Market Square, St Peter Port
- 10<sup>th</sup> August 10am-5pm. Food and Retail Skills Unit, Admiral Park, St Peter Port.

37. As well as those attending the targeted workshops and presentations approximately 530 people attended the various informal public information sessions.
38. 81 people and organisations sent formal responses to the Department, with a total of 443 comments made. Most consultees responded to more than one message, issue or option. Although the level of formal response from individuals and organisations was disappointing the informal responses received by approximately 530 people attending the various informal public information sessions was very successful in gathering views and opinions and providing a valuable insight into how the Island functions and what people value, from a variety of perspectives, which has helped to inform policy development.
39. A Summary of Public Responses report was published in November 2013 to summarise the consultation undertaken and the responses received and can be found at [https://www.gov.gg/forward\\_planning](https://www.gov.gg/forward_planning)

### **Other Pre- Publication Consultations**

#### **Call for Sites, 2013**

40. The Environment Department held a 'Call for Sites' in autumn of 2013 as part of the 'Key Messages, Issues and Options' public consultation. The 'Call for Sites' was an important opportunity for residents, landowners and organisations to suggest land in Guernsey which is actually available for commercial, leisure, or housing development, or a mix of these uses, and which fits the strategic spatial strategy set out in the Strategic Land Use Plan. The results of the 'Call for Sites' fed into the Strategic Housing Land Availability Assessment (SHLAA) and the Employment Land Study, both of which informed the preparation of policies and the identification of sites in the draft Island Development Plan. 511 sites were submitted through the 'Call for Sites' consultation.

41. As part of this consultation the following documents were published:
  - Guidance Note on the 'Call for Sites'
  - Call for Sites – Site Submission Form.
42. The 'Call for Sites' form and guidance note were available to download from the States website. Hard copies were also available by post or collection from Sir Charles Frossard House, the Guille Alles Library and Douzaine Rooms and at the Department's public information sessions (see above).
43. The 'Call for Sites' was promoted through the Key Messages, Issues and Options consultation by a two-page article in the Guernsey Press and through coverage of the consultation on local radio and TV stations and through the informal public information sessions for the Key Messages, Issues and Options consultation, which gave the opportunity to explain the call for sites process.
44. All submitted sites and premises were then subjected to detailed assessment to evaluate whether they should be considered in the SHLAA or the Employment Land Study.
45. A list of 'Call for Sites' submissions and their assessment was published as part of the draft Island Development Plan publication in 2015.

### **The Employment Land Study**

46. The Employment Land Study provides an assessment of the local economic prospects for the Island and informed the process for identifying employment land to meet the Island's needs until 2025. Sites put forward through the 'Call for Sites' which fall within the terms of the States approved spatial strategy and which included commercial development informed the Employment Land Study.
47. In addition to the 'Call for Sites', consultation specifically relating to the Employment Land Study included:
  - Interviews with commercial agents, May 2012
  - 1<sup>st</sup> Employment Land Workshop with business representatives, May 2012
  - Industrial premises online Survey, Autumn 2012
  - 2<sup>nd</sup> Employment Land Workshop, 3<sup>rd</sup> October 2013
48. The purpose of the consultation and participants is set out in Appendix D.
49. In addition to this consultation, the Department has given presentations to various groups as detailed below on employment related issues.

14 <sup>th</sup> June 2012	Guernsey CPD Group	General Topic Papers
6 <sup>th</sup> June 2013	Agents' Forum	Key Issues & Options
13 <sup>th</sup> June 2013	Guernsey CPD Group	Key Issues & Options
3 <sup>rd</sup> July 2013	Construction Industry Forum	Key Issues & Options

### **Town and the Bridge Visioning, 2013**

50. In November 2011 the States approved the Strategic Land Use Plan (SLUP). This plan set the broad direction for the Environment Department in reviewing the Island's Development Plan and requires a co-ordinated approach to development in Town and on the Bridge to make sure that the vitality and viability of these main centres is retained and enhanced in the future. The SLUP advocates the promotion of environmental improvement, including development, through appropriate vision documents for Town and the Bridge.
51. A non-Government visioning Team was established in 2012 to prepare cohesive Visions for the future of St Peter Port and St Sampson, to conserve, enhance and develop the towns and harbours to best benefit the community. The Vision team consisted of a group of volunteers representing a cross section of Town and Bridge users and community including business, residents, tourism, cultural aspects, leisure, disability groups and community groups. The process engaged with a wide range of people and organisations in creating the Visions.
52. The visions set out in the Vision document (2013) represent a consolidation, refinement and development of the information, discussion, and opinions of a wide range of the users and community of St Peter Port and St Sampson and, as such, provide a valuable insight into their views and requirements. In accordance with the Strategic Land Use Plan, the land use aspects of the Visions were taken into account in developing the policies in the draft Plan.

### **Environmental Impact Assessment – Pre publication Consultation**

53. Section 4 of the Land Planning and Development (Plans) Ordinance, 2007 requires the Department to carry out consultations during the preparation of the Plan. Where the development plan proposals include policies relating to Environmental Impact Assessment (EIA) development, the Department must consult States departments and any public utility provider whose operations may be affected by the proposals, the Constables of each parish and such persons or bodies who reasonably appear to the Department to have appropriate expertise relating to the development in question. This was undertaken via the Plan Review consultation stages.

54. Section 4 of the Plans Ordinance also requires the Department to consult relevant parties on the scope of the EIA of the policies that it proposes to carry out, including a Screening Opinion, to support the preparation of the Environmental Statement. An initial 'scoping report' set out in Chapters 1 – 3 of the Environmental Statement, was prepared in June-July 2014. A letter was sent on 7<sup>th</sup> July 2014 to all affected parties, commencing formal consultation, and ran for six weeks. Specifically in relation to EIA, in all, consultations took place with the Constables of each parish, 16 utility providers, 12 States departments and 2 experts. Details of those consulted are in Appendix G.
55. Of the 40 organisations which were consulted, 20 (50%) responses were received, ranging across the four groups of consultees. Ten (25%) responses advised that the consultee did not have any comment to add to the information so far compiled by the Department.
56. The remaining 10 (25%) responses were split as follows:
- States Departments and Committees – 4 responses;
  - Public utility providers – 1 response;
  - Parish Constables – 3 responses, and;
  - Experts in the area of EIA – 2 responses.
57. The responses were considered by the Environment Department in relation to the EIA and are set out in the Environmental Impact Assessment Scoping Consultation Report January 2015 which can be found at [https://www.gov.gg/forward\\_planning](https://www.gov.gg/forward_planning) - see Appendix H for an extract regarding the consultation.
58. The identification and assessment of alternatives and assessment of draft policies was carried out as part of the EIA, taking into account opinions and feedback from relevant external experts which helps to provide an objective assessment of the draft Plan policies. The Environmental Statement and Non-Technical Summary were published alongside the draft Plan in February 2015 and can be found at [https://www.gov.gg/forward\\_planning](https://www.gov.gg/forward_planning) . This allowed for public consultation on the Environmental Statement as part of the Planning Inquiry process.

#### **States Departments Pre-publication Internal Consultation, 2014**

59. Section 4 of The Land Planning and Development (Plans) Ordinance, 2007 requires consultation to take place on the draft Island Development Plan prior to its publication. It requires the Department to consult other States departments whose area of responsibility may be affected, in writing, on the main issues it considers are relevant. This requirement was formally fulfilled via

the General Topic Papers consultation in January 2012 and the Key Messages, Issues and Options consultation in July 2013.

60. In addition to the statutory requirements, cross departmental internal consultation has taken place throughout the Plan Review process to help build evidence and inform policy development. The Environment Department's staff were included in a number of cross departmental work streams and projects dealing with matters such as the Retail Strategy and Waste Strategy as well as others.
61. Additionally a further formal departmental consultation was carried out between July and December 2014. This was a rolling programme of consultation as sections of the draft IDP were approved by the Environment Board in 2014. The Board meetings were as follows:
  - 17<sup>th</sup> June - Part 2 - Objectives of the Island Development Plan
  - 30<sup>th</sup> September - Part 3 - Main Centres and Local Centres
  - 17<sup>th</sup> October - Part 3 - Outside of Centres and Part 4 Infrastructure Policies
  - 3<sup>rd</sup> November - Part 4 - General Policies
  - 18<sup>th</sup> November - Part 4 - General Policies
  - 21<sup>st</sup> November - remaining policies and changes.
62. States departments were consulted on the policies relevant to their mandate and a formal response at Board level was requested. Departments were asked if they agreed with the policy approach of the draft IDP and the general direction taken. Departments were given 4 weeks to respond and the responses were then taken into account when creating the final draft Island Development Plan.

#### **Certificate of Consistency with the Strategic Land Use Plan**

63. Once a final draft Island Development Plan was complete and approved by the Environment Board, the draft Plan was referred to the Strategic Land Planning Group (SLPG) in accordance with Section 5 of the Land Planning and Development (Plans) Ordinance, 2007. The Ordinance requires that SLPG issues a Certificate of Consistency if it is satisfied that the draft Plan has been prepared in line with the Strategic Land Use Plan (SLUP). SLPG resolved on 26<sup>th</sup> January 2015 to certify that the Draft Island Development Plan is consistent with the SLUP – see Appendix I for the Certificate.

#### **Publication of Draft Plan, 16<sup>th</sup> February 2015**

64. Following receipt of the Certificate of Consistency from the Strategic Land Planning Group, the draft Island Development Plan was formally published on

16 February 2015 and the independent Planning Inquiry was formally opened on the same day.

65. The following documents were published for consultation:

<b>Document</b>	<b>Date</b>	<b>Prepared By</b>
Draft Island Development Plan – Written Statement	February 2015	Environment Department
Draft Island Development Plan – Proposals Map	February 2015	Environment Department
Environmental Impact Assessment of the draft Island Development Plan: Environmental Statement	February 2015	Environment Department
Environmental Impact Assessment of the draft Island Development Plan: Non-Technical Summary	February 2015	Environment Department

66. In addition, a range of supplementary and background documents and evidence reports were published for information:

<b>Document</b>	<b>Date</b>	<b>Prepared By</b>
Draft Supplementary Planning Guidance: Affordable Housing	February 2015	Environment Department
Draft Supplementary Planning Guidance: Guide to Community Plans	February 2015	Environment Department
Draft Supplementary Planning Guidance: Change of Use of Visitor Accommodation to a Non-Visitor Accommodation Use	February 2015	Environment Department
Draft Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment	February 2015	Environment Department
Guernsey Character Study (Stage 1)	June 2013	Environment Department
Identifying Local Centres	July 2015	Environment Department
Identifying Main Centre Boundaries	September 2014	Environment Department
Identifying Local Centre Boundaries	September 2014	Environment Department
Main Centres: Core Retail Areas and Regeneration Areas	November 2014	Environment Department
Survey of 'Important Open Land' in Proposed Main Centres and Local Centres	October 2014	Environment Department
List of Call for Sites Submissions	February 2015	Environment Department

Strategic Housing Land Availability Assessment	June 2014	Environment Department
Approach to Housing Site Allocations in the Draft Island Development Plan	December 2014	Environment Department
Guernsey Strategic Housing Land Availability Assessment Methodology Peer Review	December 2013	Nathaniel Lichfield & Partners
The Use of Planning Covenants in the Delivery of Affordable Housing in Guernsey	November 2012	Geoff Harrison
Independent Review of Proposed Affordable Housing Policy for the Guernsey Island Development Plan and Associated Supplementary Planning Guidance	February 2015	Open Plan
Guernsey Employment Land Study Methodology Peer Review	December 2013	Nathaniel Lichfield & Partners
Guernsey Employment Land Study 2014	2014	Environment Department
Approach to policy Recommendations of the Employment Land Study 2014	2014	Environment Department
Small Scale Business – Outside of the Centres	July 2015	Environment Department
Agriculture Priority Area	October 2014	Environment Department
Approach to Redundant Glasshouse Sites	October 2014	Environment Department
Designating Conservation Areas	March 2015	Environment Department
Approach to the Designation of Areas of Biodiversity Importance	October 2014	Environment Department
Appraisal of Sites of Special Significance	2014	Environment Guernsey
Approach to the Designation of Sites of Special Significance	October 2014	Environment Department
Traffic Study for Guernsey Housing Target Areas, Study Report 2010 and Traffic Study for Guernsey Housing Target Areas, Addendum to Study Report 2012 and Covering Note	May 2010 / March 2015	Housing Department / Environment Department
Open Space and Outdoor Recreation Survey 2013	June 2013	Environment Department

67. Section 8 of the Plans Ordinance requires the Department, following receipt of the certificate of consistency, to place a notice in La Gazette Officielle on two consecutive weeks, setting out that the draft Plan and environmental statement has been published, the times and public places at which copies are

available for public inspection and purchase and the steps which are to be taken in the process of adoption.

68. This notice was issued on 16 February 2015 (see Appendix J). The Land Planning and Development (Plans) Ordinance, 2007 requires the Department to make the draft Plan and Environmental Statement available for inspection at the Greffe and such other public places as the Department considers appropriate ( See Appendix K for letter of notification). This Notice included details of:
  - Where copies of the draft Plan were available
  - The steps that will be taken before the laying of the Plan before the States for adoption
  - Where to obtain further information on the draft Island Development Plan.
  - Details of the website where documents are located.
69. All of the above information was made available on the States website with hard copy available for inspection at the Department's offices. The documents were also available on the Planning Inquiry website, at the Greffe and at the Priaulx Library and the Guille Allès Library. Copies were also made available for States Deputies and a copy of the draft Plan and the non-technical summary of the Environmental Statement were sent to each Parish Constables' office. The Environment Department issued a press release, updated its website and tweeted at the start of the consultation.
70. Section 8 of the Plans Ordinance also states that the Department may take any additional steps it considers appropriate to bring to the attention of the general public that the draft Plan and Environmental Statement has been published and is available for inspection. Following the success of informal public information sessions at the first and second stages of public consultations similar 'drop-in' sessions were held as follows:
  - 21<sup>st</sup> February 2015. Earlswood Garden Centre. 172 attended
  - 28<sup>th</sup> February 2015. Le Friquet Garden Centre. 232 attended
  - 28<sup>th</sup> March 2015. Le Friquet Garden Centre. 180 attended.
71. In total 584 people attended the drop-in sessions following publication of the draft Plan.
72. Presentations on the draft Plan were given as follows:
  - Chamber of Commerce, 19 February 2015 (in excess of 140 delegates attending)
  - Construction Industry Forum, 19 February 2015
  - Guernsey CPD Group, 12 March 2015.

73. The Department operated a Duty Officer rota during the consultation to deal with ad hoc queries about the draft Plan, Proposals Map, Supplementary Planning Guidance, and the Environmental Statement.

### **The Independent Planning Inquiry**

74. The independent Planning Inquiry was formally opened on the same day that the draft Island Development Plan and Environmental Statement were formally published on 16 February 2015. This was the first Public Inquiry conducted under The Land Planning and Development (Guernsey) Law, 2005 and associated Ordinance. The Planning Inquiry was conducted independently of the Environment Department, the Policy Council and all States departments and committees, in accordance with the requirements under section 7 of the Land Planning and Development (Plans) Ordinance, 2007.
75. A Notice for La Gazette Officielle was issued by the independent Planning Inspectors on 18th February 2015 and included details of:
- Appointment of Planning Inspectors
  - Publication of the draft Island Development Plan
  - Arrangements for the Planning Inquiry
  - Initial Representations; and
  - Further Information.
76. The Planning Inquiry was conducted under the provisions of the Land Planning and Development (Plans) Ordinance, 2007 and the Land Planning and Development (Plans Inquiry) Regulations, 2008. The Planning Inquiry was split into three stages of public consultation:
1. *Initial Representations* – i.e. an opportunity for individuals, groups, societies, agents etc. to comment on the policies in the draft IDP.
  2. *Further Representations* – i.e. an opportunity for individuals, groups, societies, agents, etc. to respond to any of the Initial Representations.
  3. *Plan Inquiry Hearing* – i.e. an opportunity for individuals, groups, societies, agents, etc. who submitted a representation during Initial or Further Representations to make oral representations to the Planning Inspectors at a public hearing.

### **Initial Representations, 2015**

77. The Initial Representations consultation took place between 16<sup>th</sup> February 2015 and 13<sup>th</sup> April 2015. 'Objective' software was used to allow for representations to be made online. The documents were available to view in a number of locations and could be purchased at Sir Charles Frossard House.

78. 1516 responses were received to the Initial Representations consultation stage. The Environment Department provided a written response to each of the representations received.

### **Further Representations, 2015**

79. The Further Representations consultation took place between 15<sup>th</sup> June 2015 and 24<sup>th</sup> July 2015.
80. A Gazette Notice was issued on 15<sup>th</sup> June 2015 by the independent Planning Inspectors to invite the submission of further representations in accordance with The Land Planning and Development (Plans Inquiry) Regulations, 2008. The Planning Inquiry team contacted those on the Objective database. The consultation again used the Objective software.
81. 353 responses were received. The Environment Department provided a written response to each of the representations received.
82. Section 5 of the Plans Inquiry Regulations requires the Environment Department's responses to be made public. All the Initial and Further Representations and the Department's written responses to each of the representations were made available for review online and printed copies were available at Sir Charles Frossard House and on request from the Planning Inquiry Administration Team.

### **Preliminary Meeting**

83. The third stage of Planning Inquiry consultation commenced on 16th September 2015 with the Preliminary Meeting (as required under Regulation 11 of the Land Planning and Development (Plans Inquiry) Regulations, 2007) which was open to the public. Around 100 people attended. At the Preliminary Meeting the independent Inspectors introduced themselves and set out the procedure they would be adopting for:
- The conduct of the Public Hearings;
  - The topics to be considered at the Public Hearings;
  - How evidence should be presented; and
  - Site visits.
84. Following the meeting the independent Inspectors issued a formal minute of the meeting, including the timetable for the Public Hearings (as required under Regulation 10 of the Land Planning and Development (Plans Inquiry) Regulations, 2008).

## **Proposed Amendments to the draft Island Development Plan**

85. At the Preliminary Meeting, the Environment Department formally submitted a number of proposed amendments to the draft Plan it was proposing based on its review of the Initial and Further Representations and, in some cases, to address errors or omissions identified following publication of the draft Plan. The proposed amendments were subject to public consultation through the Planning Inquiry between 17 September 2015 and 16 October 2015. All representors were contacted to inform them of the consultation and the proposed amendment document was available on the Planning Inquiry website and at Sir Charles Frossard House. 27 representations were received on the proposed amendments from 5 representors. The responses to this consultation were taken into account by the Inspectors.

## **Public Hearings**

86. The Land Planning and Development (Plans Inquiry) Regulations, 2008, set out in detail the processes to allow persons to appear at the Hearings. The Public Hearings commenced on 6 October 2015 with the first session taking place between 6 and 23 October 2015. The second session took place between 10 and 18 November 2015. In total around 190 people took part in the Hearings with many more attending in the audience to observe.
87. All the Hearings took the format of a round table, structured discussion chaired by the Inspectors. Prior to each public hearing, copies of the representations to be considered were made available for those formally attending. This enabled everyone to review what others had to say before the hearing and so prepare their submissions accordingly.

## **Matters Arising**

88. During the first session of the Public Inquiry Hearings into the draft Island Development Plan, from 6th October 2015, various issues were raised by the Planning Inspectors and representors present, across a range of topics, to which the Planning Inspectors asked the Environment Department to provide clarification and, in some cases, a formal response.
89. The Environment Department prepared a report - 'Matters arising from the Planning Inquiry Hearings into the Draft Island Development Plan – 6th October 2015 to 23rd October 2015' - to address the identified issues and to set out the Department's response in each case and submitted this to the Planning Inquiry for the Inspectors' consideration on 30th October 2015. The submission was subject to public consultation, published on the Planning Inquiry website and circulated to all those on the Planning Inquiry database and mailing list. It was also added to the published Inquiry document Library. Anybody wishing to

respond to any matter raised in this report was invited to do so before the close of the Public Hearings. The responses to this consultation were taken into account by the Inspectors.

### **Delancey Conservation Area**

90. During the Public Hearing on Protected Buildings and Conservation Areas, one of the parties appearing requested, on 12 November 2015, to make a new representation proposing that an additional Conservation Area be designated for the Delancey area. Although outside the framework for representations, the Inspectors agreed to allow the request, noting that the Environment Department did not raise any objection to its consideration. The Delancey Hill Conservation Committee's full written submission was received on 27th November 2015 and the Environment Department provided a full written response on Monday 14th December 2015. To ensure fairness and transparency, a further period of public consultation was held on this particular representation, and the Department's report assessing the appropriateness of designating an additional conservation area, which ran between 14th December 2015 and 11th January 2016. Both papers were available on the Planning Inquiry website, those on the Inquiry database were notified and a media release was issued. 23 responses were received and the Inspectors received and considered those responses

### **The Inspectors' Report**

91. The Inspectors considered the draft Plan and the evidence supporting its provisions, the written representations submitted and the material submitted and discussed at the inquiry hearings in October and November 2015. The Inspectors' report of the Inquiry with subsequent recommendations was submitted to the Environment Department on 4<sup>th</sup> March 2016.
92. The Land Planning and Development (Plans) Ordinance, 2007, requires the Environment Department to consider any written representations, the Inspectors' Report and the Environmental Statement relating to the proposals and to refer to the Strategic Land Planning Group:
- the Inspectors' Report,
  - the Environmental Statement
  - the Department's written conclusions on the Inspectors' Report and the written representations including reasons for its conclusions and, where relevant, its reasons for rejecting any recommendations of the Inspectors.

93. Thereafter the Strategic Land Planning Group may provide comments in relation to the matters in the draft Plan and the documents referred to it by the Environment Department.
94. The Environment Department referred all of the above to the Strategic Land Planning Group (SLPG). On 22<sup>nd</sup> April 2016 SLPG resolved that it did not intend to make any further comments with regard to the draft Island Development Plan, the Planning Inspectors' report or the Environment Department's comments on that report (see Appendix L).

## **Appendix A**

### **Summary of all the consultation stages in the preparation of the draft Island Development Plan.**

#### **General Topic Papers Consultation, 2012**

- A series of six topic papers designed to stimulate discussion and identify the big issues were published on 16th January 2012 and consulted upon for a period of eight weeks
- On 13<sup>th</sup> January 2012 a notification Letter was issued to all on the Plan Review database
- On 16<sup>th</sup> January 2012 a notice was placed in La Gazette Officielle
- During this eight week period a number of events were held to explain the plan review process and encourage participation, including:
  - 19<sup>th</sup> January 2012 1pm – 5pm - Inner Market Building, St Peter Port
  - 20<sup>th</sup> January 9am – 1pm - Inner Market Building, St Peter Port
  - 18<sup>th</sup> February 10am – 12.30pm - Le Friquet Garden Centre
  - 25<sup>th</sup> February 2012 10am – 12.30pm. St Martin’s Community Centre
- A ‘Topic Paper Consultation Report for Development Plan Review’ was published in July 2012 to summarise the consultation and the feedback received.

#### **Key Issues, Messages and Options Consultation, 2013**

- A Notification Letter was issued to all on the Plan Review database on 30<sup>th</sup> July 2013.
- A summary booklet was published on 29<sup>th</sup> July 2013 and comments and opinions were invited for a period of seven weeks.
- The presentations on the review of the Island’s Development Plan leading up to and during the consultation included:
  - Commerce and Employment Department board meeting, 20 November 2012
  - Strategic Land Planning Group, 19 December 2012
  - Environmental Policy Group meeting, 8 April 2013
  - Guernsey CPD Group, 13 June 2013
  - Construction Industry Forum, 3 July 2013
  - Agents’ Forum, 5 July 2013
  - Commerce and Employment Department board meeting, 26 July 2013.
- Public Information sessions were held:
  - 29<sup>th</sup> July 2013 10am-4pm. Western Parishes Community Centre (Styx), St Peter’s
  - 30<sup>th</sup> July 2013 9am-5.30pm. Quayside, Vale

- 31<sup>st</sup> July 2013 10am-4pm. Forest Douzaine Room, Forest
  - 1<sup>st</sup> August 2013 12.30pm-7pm. St Matthew’s Church Hall, Câtel
  - 2<sup>nd</sup> August 2013 9.30am-2.30pm. Fresh Friday, Market Square, St Peter Port
  - 3<sup>rd</sup> August 2013 9am-5pm. Le Friquet Garden Centre, Câtel
  - 5<sup>th</sup> August 9.30am-2pm. St Martin’s Parish Hall, St Martin’s
  - 6<sup>th</sup> August 9.30am-5pm. St Martin’s Parish Hall, St Martin’s
  - 7<sup>th</sup> August 9am-5pm. Earlswood Garden Centre, Vale
  - 8<sup>th</sup> August 9am-5pm. Earlswood Garden Centre, Vale
  - 9<sup>th</sup> August 9.30am-2.30pm. Fresh Friday, Market Square, St Peter Port
  - 10<sup>th</sup> August 10am-5pm. Food and Retail Skills Unit, Admiral Park, St Peter Port
- A Summary of Public Responses report was published in November 2013 to summarise the consultation undertaken and the responses received.

**Other Pre-Publication Consultations.**

**Call for Sites, 2013:**

- In Autumn 2013 the Environment Department published a guidance note on the ‘Call for Sites’ and a ‘Call for Sites’ site submission form.
- The consultation was promoted at the presentations and public information sessions listed under the Key Messages, Issues and Options consultation above.
- 16<sup>th</sup> February 2016 - A report including a list of the ‘Call for Sites’ submissions and their assessments was published as part of the publication of the draft Island Development Plan.

**The Employment Land Study:**

- Interviews with commercial agents, May 2012
- 1<sup>st</sup> Employment Land Workshop with business representatives, May 2012
- Industrial premises online Survey, Autumn 2012
- 2<sup>nd</sup> Employment Land Workshop, 3<sup>rd</sup> October 2013
- In addition presentations have been made to groups on employment related issues as follows:

14 <sup>th</sup> June 2012	Guernsey CPD Group	General Topic Papers
6 <sup>th</sup> June 2013	Agents’ Forum	Key Issues & Options
13 <sup>th</sup> June 2013	Guernsey CPD Group	Key Issues & Options
3 <sup>rd</sup> July 2013	Construction Industry Forum	Key Issues & Options

### **Town and the Bridge Visioning, 2013**

- The land use aspects of the Vision document (2013) were taken into account in developing the policies in the draft Plan.

### **Environmental Impact Assessment pre-publication consultation**

- 7<sup>th</sup> July 2014- A letter was sent to all affected parties as set out in the Land Planning and Development (Plans) Ordinance, 2007 consulting on the scope of the EIA. The consultation ran for 6 weeks.
- The responses were set out in the Environmental Impact Assessment Scoping Report, January 2015
- 16<sup>th</sup> February 2015 -The Environmental Statement and Non-technical Summary were published alongside the draft Island Development Plan which allowed public consultation on these documents as part of the Planning Inquiry process.

### **States Departments Pre-publication Internal Consultation, 2014**

- In addition to the statutory requirements, cross departmental internal consultation has taken place throughout the Plan Review process
- Between July and December 2014 there was a further formal consultation with States departments. This was a rolling programme of consultation as sections of the draft IDP were approved by the Environment Board in 2014. The Board meetings were as follows:
  - 17<sup>th</sup> June - Part 2 - Objectives of the Island Development Plan
  - 30<sup>th</sup> September - Part 3 - Main Centres and Local Centres
  - 17<sup>th</sup> October - Part 3 - Outside of Centres and Part 4 Infrastructure Policies
  - 3<sup>rd</sup> November - Part 4 - General Policies
  - 18<sup>th</sup> November - Part 4 - General Policies
  - 21<sup>st</sup> November - remaining policies and changes
- Consultation letters were issued between 24<sup>th</sup> October 2014 and 7<sup>th</sup> November 2014 with responses requested by 5<sup>th</sup> December 2014. Departments were provided with extracts of the draft Island Development Plan that related to their mandates.

### **Certificate of Consistency**

- The Strategic Land Planning Group resolved on 26<sup>th</sup> January 2015 to certify that the Draft Island Development Plan is consistent with the Strategic Land Use Plan.

### **Publication of Draft Plan**

- The draft Island Development Plan and the associated Environmental Statement were published on 16<sup>th</sup> February 2015.
- A Notice of Publication of draft Island Development Plan and Environmental Statement for La Gazette Officielle was issued by the Environment Department on 16<sup>th</sup> February 2015.
- In addition a range of supplementary and background information and evidence reports were published for information on 16<sup>th</sup> February 2015.
- Informal public information sessions were held at:
  - 21<sup>st</sup> February 2015. Earlswood Garden Centre. 172 attended
  - 28<sup>th</sup> February 2015. Le Friquet Garden Centre. 232 attended
  - 28<sup>th</sup> March 2015. Le Friquet Garden Centre. 180 attended.
- Presentations about the draft Plan were given for:
  - Chamber of Commerce, 19 February 2015 (in excess of 140 delegates attending)
  - Construction Industry Forum, 19 February 2015
  - Guernsey CPD Group, 12 March 2015.

### **The Independent Planning Inquiry**

- A notice of commencement of the Planning Inquiry for the draft Island Development Plan for La Gazette Officielle was issued by the Planning Inspectors on 18<sup>th</sup> February 2015.

### **Initial Representations, 2015**

- The Initial Representations consultation stage of the Planning Inquiry took place between 16<sup>th</sup> February 2015 and 13<sup>th</sup> April 2015.
- 1516 responses were received to the Initial Representations consultation stage. The Environment Department provided a written response to each of the representations received.

### **Further Representations, 2015**

- The Further Representations consultation stage of the Planning Inquiry took place between 15<sup>th</sup> June 2015 and 24<sup>th</sup> July 2015.
- A Gazette Notice was issued by the Planning Inquiry team on 15<sup>th</sup> June 2015 to invite the submission of further representations.
- 353 responses were received to the Further Representations consultation stage. The Environment Department provided a written response to each of the representations received.

### **Preliminary Meeting**

- The Preliminary Meeting of the Planning Inspectors was open to the public and took place on 16 September 2015. Around 100 people attended.

### **Proposed Amendments**

- At the Preliminary Meeting, the Environment Department formally submitted a number of proposed amendments to the draft Plan it was proposing based on its review of the Initial and Further Representations and, in some cases, to address errors or omissions identified following publication of the draft Plan.
- A further short period of public consultation on the amendments ran between 17th September 2015 and 16th October 2015.

### **Public Hearings**

- The first session of the Public Hearings took place between 6th and 23rd October 2015
- The second session took place between 10th and 18th November 2015.

### **Matters Arising**

- The Environment Department published a report 'Matters arising from the Planning Inquiry Hearings into the Draft Island Development Plan – 6th October 2015 to 23rd October 2015' on 29 October 2015.
- A further short period of public consultation on the report ran between 31<sup>st</sup> October 2015 and the close of the Public Hearings.

### **Delancey Conservation Area**

- The Delancey Hill Conservation Committee submitted a written submission on 27th November 2015
- The Environment Department submitted a written response to the Inspectors on 14th December 2015.
- Both reports were subject to public consultation with comments invited by 11th January 2016.

### **The Inspectors' Report**

- The Inspectors' report of the Inquiry with subsequent recommendations was submitted to the Environment Department on 4<sup>th</sup> March 2016.

- The Environment Department referred the Inspectors' Report, the Environmental Statement and the Department's written conclusions on the Inspectors' Report to the Strategic Land Planning Group (SLPG).
- On 22<sup>nd</sup> April 2016 SLPG resolved that it did not intend to make any further comments with regard to the draft Island Development Plan, the Planning Inspectors' report or the Environment Department's comments on that report.

## Appendix B

### Notice in La Gazette Officielle - Section 3 of The Land Planning and Development (Plans) Ordinance, 2007 (6 January 2012)



#### **THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005**

#### **The Land Planning and Development (Plans) Ordinance, 2007**

#### **Notice of Preparation of Development Plans**

As required by Section 3(4) of *The Land Planning and Development (Plans) Ordinance, 2007*, the Environment Department gives notice that:

- (a) The Department intends to prepare a draft Development Plan or Plans to replace the current Urban Area Plan (Review No. 1) and Rural Area Plan (Review No. 1).
- (b) Pursuant to Section 8(1) of *The Land Planning and Development (Guernsey) Law, 2005*, the Department decided to comprehensively review the above Development Plans to comply with the new Strategic Land Use Plan (2011) and to be able to respond to current and emerging land use issues over coming years.
- (c) The Department has prepared a series of Topic Papers to set out the main issues under consideration. The Department is inviting written comments on the Topic Papers by **16<sup>th</sup> March, 2012**.

For further information on the Topic Papers and the main steps in the process, the Department has prepared the Environment Newsletter published in today's newspaper, a 'Community Guide to the Plan Review' and will hold drop-in sessions at the times and places as detailed in the above newsletter.

- (d) The Department considers that the draft Plan(s) **may** include policies which would require an Environmental Impact Assessment (EIA). If an EIA is required; the Department will undertake the assessment and allow the findings to feed back into the process of drafting these policies. The final outcome of the assessment will be published in a report known as an Environmental Statement together with a non-technical summary.

For further information on review of the Development Plans, please see the Environment Newsletter in today's newspaper. Copies of the Topic Papers and their

response form together with the 'Community Guide to the Plan Review' are available at the Environment Department's offices at Sir Charles Frossard House, La Charroterie, St. Peter Port during normal office hours or can be downloaded from the States of Guernsey website [www.gov.gg](http://www.gov.gg).

## **Appendix C**

### **Plan Review Database**

#### Group 1: States departments / Public utility providers / Parish constables

- Constables of C atel
- 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 evre
- 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 Graham McKinley
- 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 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: Government and related agencies and partnerships / Environment, conservation and design bodies / Voluntary sector

- 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
- Elizabeth College
- Ex-Service Men's Club
- Festung Guernsey
- Friends of Guernsey Heritage
- 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
- L'Ancrese Commons Council
- La Mare de Carteret High School
- La Société Guernesiaise
- Ladies' College
- Le Murier School
- Les Beaucamps High School
- Levett-Therivel sustainability consultants
- Lions Club of Guernsey
- Living Streets
- National Childbirth Trust, Guernsey
- National Trust of Guernsey
- NCH Guernsey Youth Housing Project
- North Social Club
- RICS
- 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: Private sector bodies / Media

- BBC Guernsey
- 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
- The Guernsey Bar

- Women in Professions
- Young Business Group

Group 4: Individuals / members of the general public

- Private Individuals

## Appendix D

### Businesses consulted for the Employment Land Study

Commercial interests listed within Groups 2-4 of the Plan Review database were consulted on employment issues by the Department as part of the two wider phases of public consultation – The General Topic Papers consultation in January 2012 and Key Messages, Issues and Options consultation July 2013.

Consultation specifically for the Employment Land Study:

Type of Event	Purpose of event	Name of organisation
Interviews with commercial agents, May 2012	To determine the situation, and reasons behind the situation, as regards marketing trends and land values, rents and yields within the industrial, office and retail sectors.	Jones Watts
		Lovell & Partners Ltd.
		Swoffers
		Montagu Evans
		Nick Brett
1 <sup>st</sup> Employment Land Workshop with business representatives, May 2012	To understand the nature of businesses who need small workshops and yards and the level and nature of demand for premises	Confederation of Guernsey Industry
		Guernsey Enterprise Agency
		Construction Industry Forum
		Guernsey International Business Association
Industrial premises online Survey Autumn 2012	To understand the nature of businesses who need small workshops and yards and the level and nature of demand for premises	
2 <sup>nd</sup> Employment Land Workshop 3 <sup>rd</sup> October 2013	To bring together landowners, business organisations and property agents to discuss as a group the findings of the draft ELS and the future business needs of the Island	Confederation of Guernsey Industry
		Guernsey Enterprise Agency
		Swoffers Commercial
		Watts & Co.
		Construction Industry Forum
		Lovell Ozanne
		Comprop

## Appendix E

### General Topic Papers consultation 2012 - letter to those on the Plan Review database

13th January 2012

Dear Sir or Madam

#### Development Plan Review

##### **The Land Planning and Development (Guernsey) Law, 2005 The Land Planning and Development (Plans) Ordinance, 2007**

On 30<sup>th</sup> November 2011 the States approved a new Strategic Land Use Plan (SLUP). The SLUP sets the overall direction for Land Use Planning in Guernsey and the adoption of a revised SLUP has triggered comprehensive review of the current Development Plans, the Urban Area Plan and Rural Area Plan. The new Development Plan(s), which will be in accordance with the SLUP, will provide policies that are fit for purpose to serve the Island over the coming years.

The process will take in the region of 2-3 years. It commences formally with the public launch on Monday 16<sup>th</sup> January 2012, which includes press coverage and publication of a series of six themed Topic Papers setting out the 'Big Issues' facing the Department in reviewing the plans. Several information 'drop in' sessions for the public are scheduled as follows:

Launch Session 1	Thursday 19th January 2012 1pm – 5pm	Inner Market Building, St Peter Port
Launch Session 2	Friday 20th January 2012 9am-1pm	Inner Market Building, St Peter Port
Launch Session 3	Saturday 18th February 2012 10am-12.30pm	Le Friquet Garden Centre
Launch Session 4	Saturday 25th February 2012 10am-12.30pm	St Martin's Community Centre

The plan review will involve the following 5 stage process:

- 1: Plan Review Commencement & General Topic Papers
- 2: Key Issues & Options
- 3: Draft Plan Preparation
- 4: Public Inquiry
- 5: States Debate (Plan Approval)

We are currently at Stage 1 and the Topic Papers are out for public consultation for a period of 8 weeks ending on Friday 16<sup>th</sup> March 2012.

All key stakeholders are being consulted on the Topic Papers, seeking comments on the issues we have identified and on the approach we are taking. At a subsequent stage we will be looking at and seeking comment on the policy options raised.

At this time, the Department considers that the draft Plans may include policies which would require an Environmental Impact Assessment (EIA). Such policies would relate to EIA type development as defined in Section 2 of *The Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007*. If an EIA is required, the Department will undertake the assessment, consulting with various bodies as appropriate, and will allow the findings to feed back into the process of drafting policies. The final outcome of the assessment will be published in a report known as an Environmental Statement together with a non-technical summary.

The Department would be grateful for your views on the questions posed within each of the Topic Papers, which are enclosed with this letter.

Should it be necessary, the Department will contact you on any specific issues which arise.

Responses should be posted to the Environment Department at the above address or, alternatively, could be emailed to the Department at [planreview@gov.gg](mailto:planreview@gov.gg).

Yours faithfully

A handwritten signature in black ink, appearing to read 'Peter Sirett', written in a cursive style.

**Deputy Peter Sirett**  
**Minister, Environment Department**

## **Appendix F**

### **Key Messages, Issues and Options consultation 2013 - letter to those on the Plan Review database**

30th July 2013

Dear Sir or Madam

#### **Development Plan Review**

##### **The Land Planning and Development (Guernsey) Law, 2005 The Land Planning and Development (Plans) Ordinance, 2007**

On 30<sup>th</sup> November 2011 the States approved a new Strategic Land Use Plan (SLUP) which sets the overall direction for Land Use Planning in Guernsey and has triggered a comprehensive review of the current Development Plans. The new Island Development Plan, which will be in accordance with the SLUP, will provide for the development required to maintain economic prosperity and social and environmental needs whilst ensuring that the Island remains a unique and attractive place in which to live, work and visit.

The preparation of the new Island Development Plan involves the following 5 stage process:

- 1: Plan Review Commencement & General Topic Papers
- 2: Key Messages, Issues & Options
- 3: Draft Plan Preparation
- 4: Public Inquiry
- 5: States Debate (Plan Approval)

The first stage of public consultation took place on commencement of the Plan Review process in early 2012 and 'threw the net wide' to inform as many people as possible about the Plan Review and to seek their views and opinions about a wide range of topics. Since then, the Environment Department has been engaged in an intensive period of evidence gathering so that the future social, economic and environmental needs of the Island can be better understood and so that future policies can respond to current and emerging land use issues.

#### **Key Messages, Issues & Options Consultation**

The Environment Department is now commencing a second phase of public consultation, the Key Messages, Issues and Options stage, which will run until 13th

September 2013, to give feedback on some of the evidence it has gathered and to keep the public informed about the progress of the Plan Review.

Although, in some subject areas, the Department's research and the responses to the first stage of public consultation have provided the information that is required, for other topics a number of key messages and issues have emerged, principally in the areas of:

- *Main and Local Centres;*
- *Housing;*
- *Employment;*
- *The Natural and Built environment; and,*
- *Open Space and Recreation.*

This consultation will outline these key messages and issues and suggests some possible options for tackling some of the issues. These options do not represent any agreed course of action or policy direction but are included to stimulate thought and discussion.

Your feedback and thoughts on the emerging key issues and messages, as well as possible options, will provide valuable information which will help the Environment Department to formulate effective land use policies in the future.

### **How can you be involved and what is happening next?**

The Department has published a Key Messages, Issues and Options Booklet summarising the key issues and messages which have emerged relating to Main & Local Centres, Housing, Employment, the Natural and Built environment and Open Space and Recreation as well as possible options for tackling some of the issues.

If you would like more information or background about any of the key issues or messages raised you can find the detailed evidence reports, which have been produced by the Environment Department, on its website at [www.gov.gg](http://www.gov.gg). These provide useful references, survey results and the facts and figures which have informed the booklet.

### **Drop-In Sessions**

Drop-in information sessions are being held at a selection of venues across the Island. These will commence on the 29<sup>th</sup> July and will run for two weeks. All are welcome to attend and staff will be on hand to provide further information.

The drop-in sessions are scheduled as follows:

Mon	Tue	Wed	Thurs	Fri	Sat
<b>29<sup>th</sup> July</b>	<b>30<sup>th</sup> July</b>	<b>31<sup>st</sup> July</b>	<b>1<sup>st</sup> August</b>	<b>2<sup>nd</sup> August</b>	<b>3<sup>rd</sup> August</b>
10am – 4pm <b>Western Parishes Community Centre (Styx), St. Peter’s</b>	9am – 5.30pm <b>Quayside, Vale</b>	10am – 4pm <b>Forest Douzaine Room, Forest</b>	12.30pm - 7pm <b>St Matthew’s Parish Hall, Castel</b>	9.30am- 2.30pm <b>Fresh Friday Market Sq., St. Peter Port</b>	9am – 5pm <b>Le Friquet Garden Centre, Castel</b>
<b>Mon 5<sup>th</sup> August</b>	<b>Tue 6<sup>th</sup> August</b>	<b>Wed 7<sup>th</sup> August</b>	<b>Thurs 8<sup>th</sup> August</b>	<b>Fri 9<sup>th</sup> August</b>	<b>Sat 10<sup>th</sup> August</b>
9.30am – 2pm <b>St. Martin’s Parish Hall, St. Martin’s</b>	9.30am – 5pm <b>St. Martin’s Parish Hall, St. Martin’s</b>	9am – 5pm <b>Earlswood Garden Centre, Vale</b>	9am – 5pm <b>Earlswood Garden Centre, Vale</b>	9.30am- 2.30pm <b>Fresh Friday Market Sq., St. Peter Port</b>	10am – 5pm <b>Food and Retail Skills Unit, Admiral Park, St. Peter Port</b>

### Call for Sites

The public consultation will also include a ‘Call for Sites’, providing residents, landowners and organisations with an opportunity to suggest land in Guernsey which is potentially available for development over the next 10 years. Sites must fit within the States agreed Spatial Strategy and therefore be located in and around Main and Local Centres. Submission of a site through this process will feed into the assessment of what land may be potentially available and suitable for development so that the most appropriate sites can be considered as part of the Plan Review process as it moves forward.

In past Plan Reviews, sites have come forward towards the end of the process, through the Public Inquiry, however the Environment Department recognises the importance of gathering this important data at this earlier stage so that as much information as possible is available when it begins to formulate policies in the draft Island Development Plan. However, it is important to be aware that the purpose of the ‘Call for Sites’ is to see what sites are potentially available for development to ensure that there is a sufficient supply of sites to meet the Island’s needs. The assessment of a site through this process does not mean that the site will necessarily be allocated for development in the new Plan or that planning permission will be granted for

development. More information about the 'Call for Sites' can be found in a guidance note produced by the Department, and available on its website or from its offices.

Copies of the Public Booklet can be downloaded from the States of Guernsey website page [www.gov.gg](http://www.gov.gg) or collected from one of the drop in sessions or from the Environment Department offices. The supporting Evidence Reports can be downloaded from [www.gov.gg](http://www.gov.gg).

The Call for Sites Guidance Note and Submission Form are available (free of charge) either as hard copies at the drop in sessions or from the Environment Department offices, or electronically via the States website at [www.gov.gg](http://www.gov.gg).

**Comments on the Key Messages, Issues and Options and submissions to the Call for Sites are invited over a seven week period commencing on the 29<sup>th</sup> July 2013 and closing on the 13<sup>th</sup> September 2013. The Department would be grateful for your views.**

Responses should be emailed to the Department at [planreview@gov.gg](mailto:planreview@gov.gg) or alternatively posted to the Environment Department at the above address.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Tony Spruce', written over a horizontal line.

**Deputy Tony Spruce**  
**Deputy Minister, Environment Department**

## Appendix G

### Letter to relevant parties regarding the scope of the IDP EIA - Section 4 of The Land Planning and Development (Plans) Ordinance, 2007

7<sup>th</sup> July 2014

Dear Sir or Madam,

#### **Review of the Island's Development Plans – Environmental Impact Assessment (EIA)**<sup>1</sup>

I refer to the Department's letter of 3<sup>rd</sup> July 2014 concerning the above.

On 30<sup>th</sup> November 2011 the States approved a new Strategic Land Use Plan (SLUP). The SLUP sets out the long term objectives for Land Use Planning in Guernsey and the Environment Department has to prepare Development Plan policies which facilitate the achievement of these objectives. The adoption of a revised SLUP has triggered a comprehensive review of the current Development Plans, the Urban Area Plan and Rural Area Plan. The proposed new Island Development Plan, which will be consistent with the SLUP, aims to provide policies that are fit for purpose to serve the Island over the coming years.

#### **Steps which have already been taken to consult you (Plans Ordinance, section 4(3))**

Two previous rounds of consultation have been undertaken by the Department on the 'Main Issues' relating to the preparation of a new Island Development Plan through the publication of the General Topic Papers in January 2012 and Key Messages, Issues and Options booklet in July 2013. Having considered the feedback received on both these stages, the Department is now moving forward to prepare draft policies.

#### **Why are we consulting you again now?**

At this stage, before publication of a draft Plan, the Department can broadly identify a number of emerging draft Development Plan policies which may in the future enable development of a type that would, or may, be subject to Environmental Impact Assessment (EIA), i.e. types of development proposals that fall within the remit of Schedules 1 and 2 of the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007 (EIA Ordinance) and sections 40(5) and 44(3) of the Law. Copies of these schedules and sections are enclosed for your information.

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<sup>1</sup> This letter refers to requirements to consult on the main issues of the Development Plan proposals as set out in the Land Planning and Development (Guernsey) Law, 2005, the Land Planning and Development (Plans) Ordinance, 2007 and the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007.

The Environment Department is obliged to undertake an EIA, and prepare an Environmental Statement of the findings of that EIA, which is published for comment and considered alongside the draft Island Development Plan, of:

- Policies in relation to Schedule 1 development (i.e. major development with likely significant environmental effects), and;
- Policies in relation to Schedule 2, section 40(5) and section 44(3) development (i.e. other development which may have significant environmental effects) in respect of which the Department has issued a Screening Opinion that the development is EIA development likely to have significant environmental effects. In deciding whether such development is likely to have such significant effects the Department has decided to take a precautionary approach due to the fact that less information is available at this early stage in relation to the exact nature of development which may come forward under the Plan policies.

In preparing the EIA of these policies, the Department must consult your organisation on the scope of that EIA. The purpose of scoping is to set out at the start of the process the content and extent of matters to be covered within an EIA. As the preparation of the Plan progresses the EIA will occur in parallel and inform the final version of these policies.

For this purpose, the Department has identified the policies to be assessed and has prepared the documents enclosed which contain:

- A brief description of the relevant policies (see "Policies Relating to EIA Development");
- A brief description of the nature and purpose of types of EIA development proposals that may be enabled by each policy, including an indication of location and the potential likely significant impacts both positive and negative from these developments (see "Environmental Impact Assessment: Scope of proposed Island Development Plan policies"), and;
- For Schedule 2, section 40(5) and section 44(3) development, copies of the Screening Opinion issued by the Department determining that the policy requires EIA assessment (see "Screening Opinion Report").

In carrying out the EIA, the Department intends to prepare an Environmental Statement, in accordance with best practice, that will address the required information in accordance with Schedule 6 of the EIA Ordinance. The EIA will be undertaken in such detail and at such a level as reflects the level of detail regarding the EIA development set out in the policy in question, using the most up to date and relevant information available to the Department; this may vary depending on the policy. As this is an EIA of policies, the majority of the assessment will focus on typical development of the type possibly enabled and its general characteristics and impacts

against the backdrop of the general Island environment. If a particular location is known, the EIA will address the particular environmental characteristics of that site.

**What can you tell us?**

The Department would be grateful for any comments on the proposed scope of the EIA of the plan policies, including any information relating to environmental factors or existing baseline environmental conditions; this includes any additional development types or additional significant impacts or details of impacts to those listed or any information on the nature of these type of development proposals (e.g. frequency of impact, duration of impact) that you wish to submit for consideration.

**What happens next?**

After the consultation period ends, the Department will prepare a report on the feedback received which it will consider in relation to the undertaking of the EIA and preparation of the Environmental Statement for the draft Island Development Plan. The Department will then prepare and publish the draft Plan and Environmental Statement which will be open to you for further comments. A public inquiry into the draft Plan will be held early next year after which the matter will be considered by the States of Deliberation.

There will be an opportunity to comment formally on the specific draft policy proposals of the draft Island Development Plan following publication of that document. At this time we are aiming for an autumn publication and there will be extensive media coverage of this event. Following adoption of the new Plan, should an application for EIA development come forward, you will have the opportunity to provide your comments in the usual way.

Please provide your comments within **6 weeks** of the date of this letter, **by 18<sup>th</sup> August 2014**, on the suggested scope of the EIA of the policies as enclosed with this letter.

In the event that the Department does not receive your reply within the period specified above it may proceed to undertake the EIA of the policies and prepare the Environmental Statement without the benefit of your comments.

The Department appreciates that you may have queries or require clarification on certain points as EIA is a technical area. If you have any queries or concerns, please contact Simone Whyte or Elaine Jordan via email at [planreview@gov.gg](mailto:planreview@gov.gg), or by telephone on 717200. Should you require a large print copy of any of the enclosures, please do not hesitate to ask.

Yours faithfully

**C E BARRETT**  
**POLICY AND ENVIRONMENT MANAGER**

**Relevant parties:**

**Constables**

St Peter Port  
St Sampson's  
Vale  
Câtel  
St Saviour's  
St Peter's  
Torteval  
Forest  
St Martin's  
St Andrew's

**Utilities**

Condor  
Manche Isles  
Bumblebee  
Sark Shipping  
Travel Trident  
Aurigny  
FlyBE  
Blue Islands  
CT Plus  
Guernsey Electricity  
Guernsey Water  
CI Competitions & Regulatory  
Authorities  
Guernsey Gas  
JT  
Airtel-Vodaphone  
Sure

**States Departments / Committees**

Treasury and Resources  
Scrutiny  
Policy Council  
Public Services  
Environment – Traffic  
Culture and Leisure  
HSSD  
Education  
Social Security  
Commerce and Employment  
Home  
Housing

**Experts**

La Société Guernesiaise  
National Trust

## Appendix H

### Environmental Impact Assessment Scoping Consultation - Summary of Responses, January 2015 – Extract

#### Who we consulted

During the preparation of the Environmental Statement for the draft Plan, prior to publication, the Department must consult in writing the following bodies on the scope of the Environmental Assessment of the draft Plan policies:

- States Departments and Committees;
- Public utility providers;
- Parish Constables, and;
- Persons or bodies with appropriate expertise in the area of EIA.

A list of the bodies consulted on the scope of the Environmental Assessment can be found in Appendix J.

#### What we consulted on<sup>2</sup>

The Department identified the policies which may enable development that must be subject of EIA and prepared documents which contained a brief description of the relevant policies, of the nature and purpose of types of EIA development proposals that may be enabled by each policy, and, for Schedule 2, section 40(5) and section 44(3) development, copies of the Screening Opinions issued by the Department determining that the policy requires EIA assessment.

For the consultation exercise, it was explained that, in carrying out the EIA, the Department must prepare an Environmental Statement, in accordance with best practice and in such detail and at such a level as reflects the level of detail regarding the EIA development set out in the policy in question, using the most up to date and relevant information available to the Department, which may vary depending on the policy.

Therefore, the assessment is different to that of project level EIA. This is an EIA of policies and the majority of the assessment will focus on typical development of the type possibly enabled by the particular policy and its general characteristics and impacts against the backdrop of the general Island environment. If a particular location is known, the EIA will address the particular environmental characteristics of that site.

---

<sup>2</sup> Due to the requirements of the Law, there is an unavoidable overlap between policy drafting and putting together the EIA of the Plan policies. The Plan writing process is a dynamic one and the screening and scoping documents which formed the basis of this consultation were based on draft policies which might be subject to change as the Plan evolves. The EIA process and feedback received via this consultation will complement that Plan writing process.

The Department sought from consultees any comments that they may have on the proposed scope of the EIA of the Plan policies, including any information relating to environmental factors or existing baseline environmental conditions. This included any additional development types, or additional significant impacts or details of impacts, to those which the Department had listed, or any information on the nature of this type of development proposal (e.g. frequency of impact, duration of impact) that the consultee wished to submit for consideration.

#### How we consulted

The Department was aware that the consultation documents were extensive and technical and so to pre-empt concerns regarding the possible complexity of the information sought from consultees, a pre-consultation letter was dispatched on the 3<sup>rd</sup> July. The intention was to provide prior warning that the consultation would commence the following week and to provide some information on the process and requirements in advance.

Formal consultation commenced on the 7<sup>th</sup> July and ran for six weeks. A letter setting out the background to the Plan Review process, the legal obligations of the Department and the purposes and requirements of the consultation, was sent to all consultees. The Department also provided consultees with documents which contained:

- Policy screening table: A brief description of the relevant policies;
- Policy scoping table: A brief description of the nature and purpose of types of EIA development proposals that may be enabled by each policy, including an indication of location and the potential likely significant impacts both positive and negative from these developments;
- For Schedule 2, section 40(5) and section 44(3) development, copies of the Screening Opinion issued by the Department determining that the policy requires EIA assessment, and;
- Copies of the relevant schedules and sections of the Land Planning and Development (Plans) Ordinance, 2007 and the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007.

Information was all able to be provided electronically, on request by consultees.

In particular due to the technical nature of EIA, the Department was keen to emphasise to consultees that it recognised that additional guidance may be required and could provide clarification where needed.

Five weeks into the consultation, on 11<sup>th</sup> August, a chase up letter was dispatched, one week before the deadline of 18<sup>th</sup> August.

#### Who responded

Of the 40 organisations which were consulted, 20 (50%) responses were received, ranging across the four groups of consultees. Ten (25%) responses advised that the consultee did not have any comment to add to the information so far compiled by the Department.

The remaining 10 (25%) responses were split as follows:

- States Departments and Committees – 4 responses;
- Public utility providers – 1 response;
- Parish Constables – 3 responses, and;
- Experts in the area of EIA – 2 responses.

The time that had clearly been spent on considering the EIA consultation documents and on setting out thoughts in formal responses is greatly appreciated and is very valuable to the Plan Review process.

## Appendix I

### Strategic Land Planning Group Certificate of Consistency



Sir Charles Frossard House  
La Charroterie  
St Peter Port, Guernsey  
GY1 1FH  
Telephone +44 (0) 1481 717000  
www.gov.gg

Deputy YM Burford  
Minister  
Environment Department  
Sir Charles Frossard House  
La Charroterie  
St Peter Port  
GY1 1FH



February 2015

Dear Deputy Burford,

**The Land Planning and Development (Guernsey) Law, 2005**  
**The Land Planning and Development (Plans) Ordinance, 2007**

**Draft Island Development Plan**  
**Certification of consistency with the Strategic Land Use Plan**

I refer to your letter dated 5<sup>th</sup> January 2015 requesting a certificate of consistency of the Draft Island Development Plan ("the proposals") with the Strategic Land Use Plan.

As you know, in accordance with Part II, Section 5 of The Land Planning and Development (Plans) Ordinance, 2007 ("the Ordinance"), prior to the publication of the Draft Island Development Plan, the Environment Department must have a certificate of consistency of the proposals with the Strategic Land Use Plan.

At its meeting on the 26<sup>th</sup> January 2015 the Strategic Land Planning Group considered the Draft Island Development Plan, prepared by the Environment Department. During the meeting, the Group resolved to certify that the Draft Island Development Plan is consistent with the Strategic Land Use Plan as it was satisfied, having considered the proposals, that they were consistent with the guidance and directions set out in the Strategic Land Use Plan.

Therefore, this letter certifies that the proposals are consistent with the Strategic Land Use Plan.

As you are aware, under Part II, Section 5(4) of the Ordinance, the Environment Department must send this certificate of consistency to the appointed inspectors before the start of an inquiry into the proposals and take the steps required in relation to publication of the proposals under section 8 of the Ordinance.

Yours sincerely

Deputy Paul Luxon  
Chair, Strategic Land Planning Group

## Appendix J

**Notice in La Gazette Officielle - Section 8 of The Land Planning and Development (Plans) Ordinance, 2007 (16 February 2015)**

**THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005**

**The Land Planning and Development (Plans) Ordinance, 2007**

**Notice of Publication of draft Island Development Plan**

As required by Section 8 of *The Land Planning and Development (Plans) Ordinance, 2007*, the Environment Department gives notice that:

- a) The draft Island Development Plan has been published, and
- b) Copies of the draft Island Development Plan and the related Environmental Statement [and the Non-Technical Summary of that Statement] are available for public inspection on the States website ([www.gov.gg/planninginquiry](http://www.gov.gg/planninginquiry)) and at the Environment Department reception at Sir Charles Frossard House, La Charroterie, St Peter Port, at the Greffe and at Guille-Allès Library, during normal office hours. These documents can be purchased at the Environment Department's reception at Sir Charles Frossard House. Copies of the draft Island Development Plan and the Non-Technical Summary of the Environmental Statement will also be available for inspection at the various Parochial Constables' Offices and Douzaine Rooms during their normal office hours.

The following steps will be taken before the laying of the Plan before the States for adoption: an Inquiry will be conducted into the draft Island Development Plan by independent Planning Inspectors. As part of that Inquiry process the Inspectors will invite public representations in relation to the draft Plan and related documents and responses from the Department and there may be a public hearing stage if, subject to Section 9 of *The Land Planning and Development (Plans Inquiry) Regulations, 2008*, one is required.

After the Inquiry the Inspectors will report to the Environment Department with their conclusions and recommendations. The Environment Department will afterwards request the Policy Council to lay before the States the draft Island Development Plan, the Environmental Statement, the Planning Inspectors' report, the Department's conclusions on these documents and the public representations and any resulting changes recommended by the Environment Department to the draft Plan.

The States will consider the draft Plan and other relevant documentation in deciding whether to adopt the draft Plan. Once adopted, the Plan will come into effect.

For further information on the draft Island Development Plan please contact: Forward Planning Team, Environment Department, Sir Charles Frossard House, La Charroterie, St. Peter Port, Guernsey GY1 1FH. Telephone: 01481 717200. Email: [planreview@gov.gg](mailto:planreview@gov.gg). Web: [www.gov.gg/planreview](http://www.gov.gg/planreview)

## **Appendix K**

### **Letter giving notification of the publication of the Draft Island Development Plan**

5th February 2015

Dear Sir or Madam,

#### **Draft Island Development Plan**

#### **The Land Planning and Development (Guernsey) Law, 2005 The Land Planning and Development (Plans) Ordinance, 2007**

The Department is pleased to be able to advise that, pursuant to section 5 of the Plans Ordinance, the Department has obtained, from the Strategic Land Planning Group, a certificate of consistency of the draft Plan with the SLUP and that the draft Plan will now be published, in accordance with the requirements of section 8 of the Ordinance, on 16<sup>th</sup> February 2015.

Alongside the draft Plan the Department will also publish the Environmental Statement (ES), including a Non-Technical Summary, of the Environmental Impact Assessment of relevant draft Plan policies which is required under the above Ordinance. The Department will also be publishing four Supplementary Planning Guidance notes which explain further some of the policies in the Plan.

At the same time the Environment Department will take the opportunity to publish two further reports which will provide evidence, information and background to support some of the draft Plan policies. These are the Strategic Housing Land Availability Assessment, June 2014 (SHLAA) and The Employment Land Study, 2014 (ELS) both of which set out the outcomes of the Call for Sites consultation.

Following publication, the draft Plan and Environmental Statement, including its Non-Technical Summary, and the Supplementary Planning Guidance notes as well as the Strategic Housing Land Availability Assessment, June 2014 and The Employment Land Study, 2014 will be available for public inspection on the States' website ([www.gov.gg/planninginquiry](http://www.gov.gg/planninginquiry)) and at the Environment Department's reception (Sir Charles Frossard House), at the Greffe and at the Guille-Allès Library during normal office hours. Additionally, the draft Plan, the non-technical summary of the Environmental Statement and the Supplementary Planning Guidance notes will be available to view at the various Constables Offices, according to their hours of opening.

Members of the public may purchase hard copies of the draft Plan, including its written statement, proposals maps, the Non-Technical Summary of the Environmental Statement, the full Environmental Statement and the Supplementary Planning

Guidance notes from the Environment Department’s reception at Sir Charles Frossard House.

Following the publication of the draft Plan the Planning Inquiry Team (within the Policy Council), will put in place all the necessary procedures and mechanisms to enable full public participation through a formal independent public planning inquiry. The Environment Department will be providing informal drop-in sessions, as follows, to explain the policies in the draft Plan, which all are welcome to attend. The Planning Inquiry Team will also be present to provide further information about the procedure for making comments on the draft Plan and the next steps in the Plan Review process:

Date	Time	Venue
21 <sup>st</sup> February	9:00-14:00	Earlswood Garden Centre, La Ville Baudu, Vale
28 <sup>th</sup> February	9:00-14:00	Le Friquet Garden Centre, Rue du Friquet, Câtel

If you would like to continue to be actively involved in the production of the draft Island Development Plan, please visit the Planning Inquiry website ([www.gov.gg/planninginquiry](http://www.gov.gg/planninginquiry)) to register your details. Once registered, not only will you be able to submit comments on the draft Plan but you will also be able to view all other comments made, including the responses to representations from the Environment Department. Please note that the consultation will only go live once the draft Plan has been published. Until such time, it may return a message stating that there are no live consultations at present.

We would urge you to register online and to use the online consultation tool for the reasons mentioned above and to ensure that your views are most accurately conveyed directly to the independent Planning Inspectors who will be overseeing the process.

I trust this information is of assistance. Further information and general updates on the Island Development Plan, including a Community Guide to the Plan Review, can be found online at [www.gov.gg/planreview](http://www.gov.gg/planreview). Information about the Planning Inquiry process can be found at [www.gov.gg/planninginquiry](http://www.gov.gg/planninginquiry). Should you have any further queries, please contact the Department via email at [planreview@gov.gg](mailto:planreview@gov.gg) or telephone 717200 and we will be happy to help.

Yours faithfully



JIM ROWLES  
DIRECTOR OF PLANNING

## Appendix L

### Strategic Land Planning Group letter confirming it does not intend to make further comments



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Deputy Yvonne Burford  
Minister, Environment Department  
Sir Charles Frossard House  
La Charroterie  
St Peter Port  
Guernsey  
GY1 1FH

22<sup>nd</sup> April 2016

Dear Deputy Burford

**The Land Planning and Development (Guernsey) Law, 2005  
The Land Planning and Development (Plans) Ordinance, 2007**

**Draft Island Development Plan  
Strategic Land Planning Group Comments**

I refer to the letter from your Director of Planning, regarding the draft Island Development Plan and the request for any comments the Strategic Land Planning Group may have on the Environment Department's written conclusions on the Inspectors' Report and the reasons for its conclusions, in accordance with Section 9(3) of the Land Planning and Development (Plans) Ordinance, 2007.

As you will recall, on the 26<sup>th</sup> January 2015 the Strategic Land Planning Group issued a certificate of consistency to the Environment Department, to acknowledge that the draft Island Development Plan had been prepared in accordance with the policies set out within the States-agreed Strategic Land Use Plan.

The Strategic Land Planning Group considered this matter at its meeting held on 12<sup>th</sup> April 2016 and agreed that the process undertaken to deliver the draft Plan to this point had been managed in a highly professional manner. It considered that the Planning Inspectors' Report and the Environment Department's comments supplied to the Group represent the conclusions of a thorough piece of work that has benefitted from considerable public and stakeholder engagement. In accordance with its statutory duties, the Strategic Land Planning Group has reviewed all of the information provided by the Environment Department and has decided that it does not intend to make any further comments with regard to the draft Island Development Plan, the Planning Inspectors' report or the

Environment Department's comments on that report, in accordance with section 9(3) of the Land Planning and Development (Plans) Ordinance, 2007.

In the interests of implementing the policies of the Island Development Plan and replacing the extant Development Plans, the Strategic Land Planning Group looks forward to this matter being presented by the Development and Planning Authority to the States for its consideration as soon as possible in the new political term.

Yours faithfully

A handwritten signature in black ink, appearing to read "Allister Langlois". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Deputy Allister Langlois  
Chairman, Strategic Land Planning Group