



Island Development Plan - Quarterly Monitoring Report

Quarter 1 - 2019



States of Guernsey
Planning Service

1. Introduction

To ensure that the Island Development Plan (IDP) continues to be effective and relevant it requires on-going monitoring of the success of its policies in achieving the Plan's objectives and the requirements of the Strategic Land Use Plan.

The Development & Planning Authority's approach to monitoring the Island Development Plan is set out in detail in Section 21 of the IDP. In summary, the Authority publishes quarterly and annual monitoring reports.

Quarterly monitoring reports are a factual report providing an update on the delivery of housing and employment related development through the planning system. These are important barometers of the Island economy and of the successful implementation of the Island Development Plan (IDP).

The quarterly reports are informative and use quantitative data sourced from the Authority's records and from market information available online. The reports record the net change in new dwellings permitted and floorspace and land for employment uses (offices, industry and storage & distribution). Further analysis is provided on the nature and location of planning permissions.

The Annual Monitoring Reports are more comprehensive reports that contain both quantitative and qualitative information, analysis and include feedback from stakeholders. The annual reports include an assessment of whether the IDP Plan Objectives are still appropriate and being met, whether the requirements of the Strategic Land Use Plan are being met and determine whether there is a need to:

- undertake a partial or full review of the Island Development Plan
- prepare a new statutory Plan
- review the Strategic Land Use Plan, 2011
- provide updated or new guidance or evidence
- review housing land supply and allocated sites for housing
- review employment land supply and land allocated for employment uses
- take action to help bring forward sites for development, wherever possible in partnership with landowners and developers
- take action to help secure the timely provision of infrastructure.

This process enables the Island Development Plan to maintain sufficient flexibility to adapt to changing circumstances.

2. Residential Development

Introduction

The Island Development Plan (IDP) has an objective to 'ensure access to housing for all' and generally supports the development of new dwellings in the Main Centres, Main Centre Outer Areas and Local Centres. New dwellings are also supported Outside of the Centres, in certain circumstances, through sub-division of existing dwellings or through conversion of redundant buildings.

Consistent with the Strategic Land Use Plan (2011), the IDP makes provision for the Island's housing requirement for the first five years of the IDP period and 15 sites have been allocated in the IDP specifically for housing development, all within either a Main Centre or Main Centre Outer Area which, combined with 'windfall'¹ development on other sites and existing permissions, make up the five year requirement.

The housing requirement is based on the States' Strategic Housing Indicator. When the IDP was adopted in November 2016, this indicator was set at 300 additional new dwellings each year. In July 2018, the States resolved to agree the States Strategic Housing Indicator be set at creating 635 new units of accommodation between 2017 and 2021, with a plus or minus variance of 149 new units to give the flexibility to react to market changes. This equates to an annual average of 127 additional units of accommodation with a plus or minus variance of 30 new units of accommodation. It also agreed to separate the States Strategic Housing Indicator into an Affordable Housing Indicator set at creating 178 units of Affordable Housing over the next 5 years with a plus or minus variance of 32 new units to give the flexibility to react to demand and market changes and a private market housing indicator of 457 new units of accommodation with a plus or minus variance of 117 new units of accommodation for the same period. The indicator will be subject to review by the States from time to time.

In accordance with the Strategic Land Use Plan, the Authority seeks to ensure that a two-year housing provision is effectively made at any one time through housing permissions. This is called the 'pipeline supply'. Given the current annual indicator of 97-157 additional new dwellings per year, this equates to 194-314 new dwellings (136-230 private market, 58-84 affordable housing).

The primary purpose of the quarterly housing monitoring is to monitor whether a two year supply of housing permissions is being maintained. In addition, other statistics are presented to provide a more in-depth analysis of the type, source and spatial distribution of new dwellings and the take-up² of planning permissions.

¹ Windfall Sites are undesignated sites that come forward for development during the Island Development Plan period which are not specifically identified in the Island Development Plan for that purpose, but for which policies exist to support its provision.

² The 'take-up' of planning permissions refers to developments with planning permission that have commenced i.e. building work has begun on site.

This monitoring report refers to the net change in new dwellings. For example, a scheme to demolish one house and replace it with five flats is counted as +4 dwellings and a scheme to demolish a house and replace it with another house involves no net gain in dwellings and is counted as 0. A dwelling is defined as a self-contained unit of accommodation, i.e. where the dwelling is designed for the occupants to share the kitchen, bathrooms and living rooms.

'Pipeline' Housing Supply

New housing is deemed to be effectively available where planning permission has been granted and the development is not yet complete, and where the development of new housing is acceptable in principle (outline planning permission). **Figure 1** below demonstrates the number of dwellings in the 'pipeline' this quarter:

Source of Supply	Number of dwellings				Total Q4 '18	Total Q3 '18	Total Q2 '18
	Main Centres	Local Centres	Outside of the Centres				
Full permissions (work not commenced)	255	62	129	446	440	439	415
Outline permissions	0	0	0	0	16	16	345
Under Construction	264	2	62	328	311	327	350
Total	519	64	191	774	767	782	1110
Pipeline Supply	774						

Figure 1: Pipeline Housing Supply (with comparison to previous quarters)

A full breakdown of the pipeline housing supply by the individual Main Centres, Main Centre Outer Areas and Local Centres is provided in Appendix 1.

The largest permissions (20 or more dwellings) in the pipeline supply are:

Site	Dwellings	Decision	Progress	Centre
Leale's Yard, The Bridge	109	24/8/16	Work not started	St Sampsons / Vale MC
Rue Du Tertre/La Route Du Braye, Vale (sheltered housing)	43	4/11/14	Under construction	St Sampsons / Vale MCOA
St Martin's Hotel, St Martin	35	21/7/16	Work not started	St Martin's LC
Les Blanches, St. Martin (sheltered and affordable housing)	26	27/11/17	Work not started	Outside of the Centres
Springburn (Former CI Tyres), La Charroterie, St Peter Port	23	8/9/15	Under construction	St Peter Port MC

Figure 2: Largest permissions in the pipeline

The remainder of the pipeline supply is made up of 538 dwellings.

First Quarter 2019 - Permissions

Approvals this quarter

Full planning permission was granted for a total of 48 additional dwellings on 19 sites during the first quarter of 2019.

This is down 16% on the fourth quarter of 2018 where 57 new dwellings were granted permission.

The average number of dwellings approved per quarter over the past 3 years was 67 units (not including outline permissions). Therefore this quarter's approvals are below average.

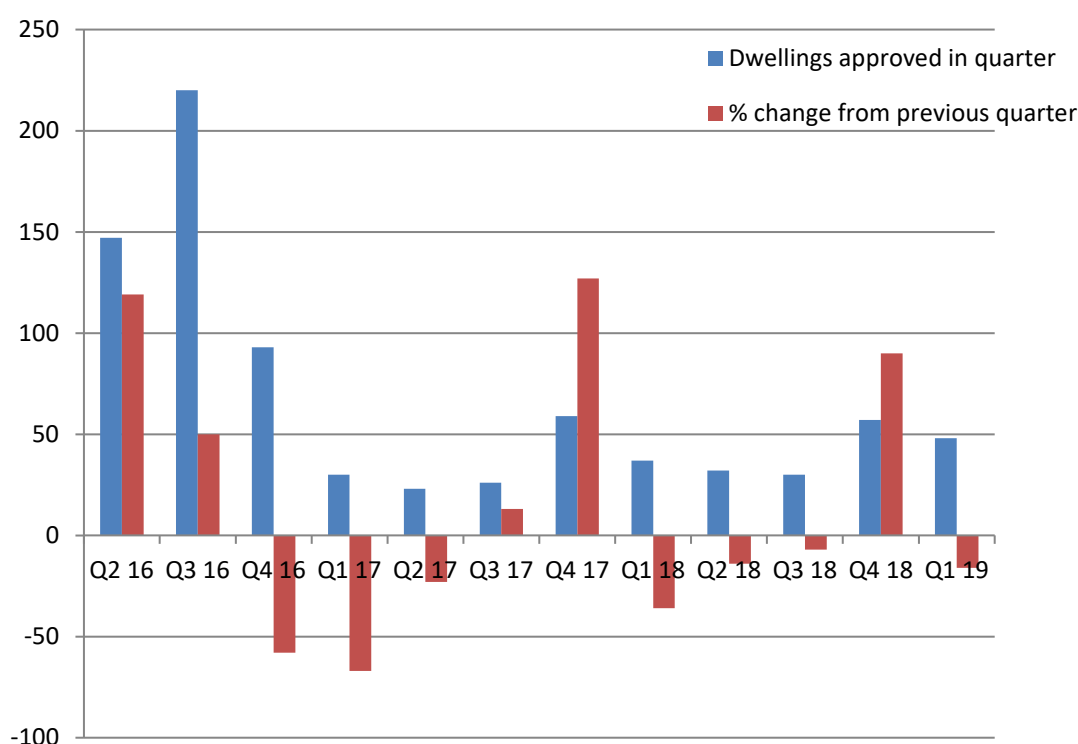


Figure 3: Dwellings approved in quarter and percentage change from previous quarters – 3 year period (excluding outline permissions)

The largest planning permissions granted this quarter were at Admiral Park, St Peter Port (reserved matters approval for the erection of 16 flats, office, retail and leisure facilities), Route Isabelle, St Peter Port (demolish existing buildings and erect 8 dwellings) and Sarnia Social Club, St Peter Port (demolish existing and construct 6 apartments).

Location of Development

The approvals this quarter represent a split of 37 dwellings [77%] in Main Centres, 3 [6%] in Local Centres and 8 [17%] Outside of the Centres.

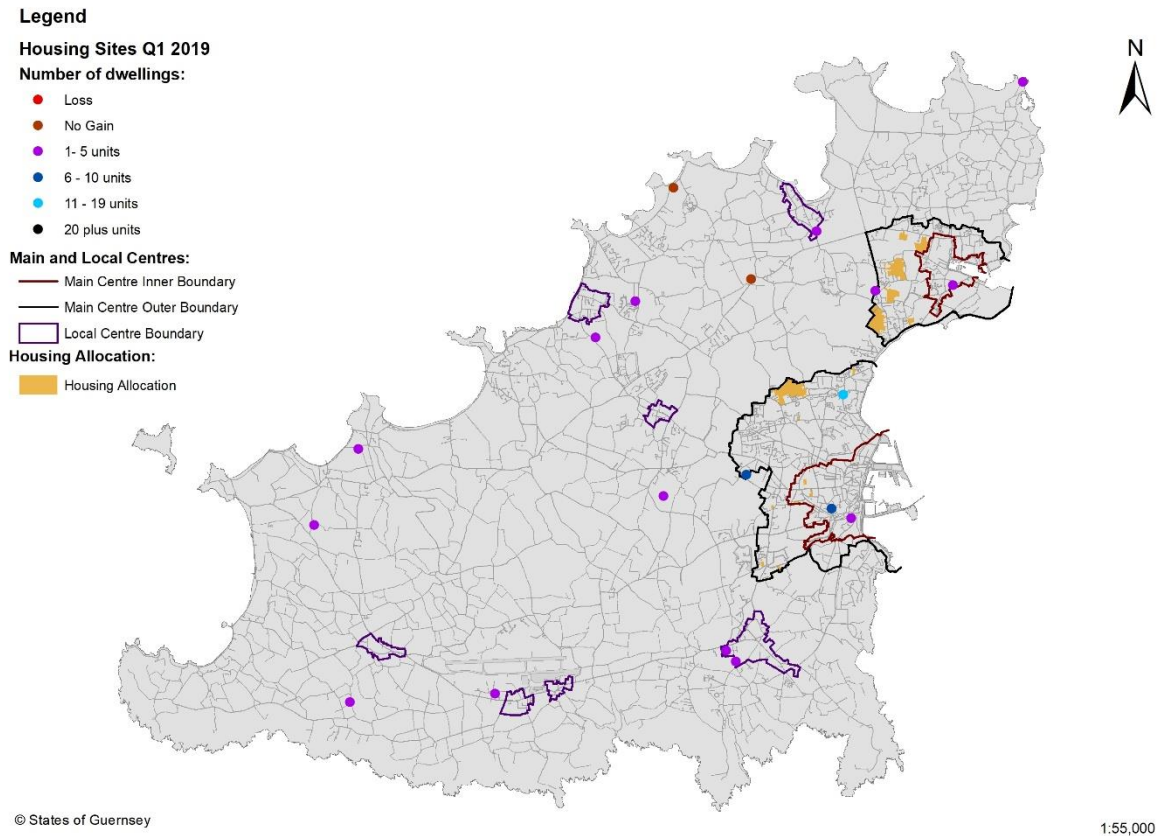


Figure 4: Dwellings approved in quarter

Brownfield / Greenfield development

The IDP allows for the development of greenfield sites for residential development where they are located within a Main Centre, Main Centre Outer Area or Local Centre and where there are no other designations restricting development (such as Important Open Land). The Plan also allows for development of greenfield sites Outside of the Centres through conversion of redundant buildings.

Under the Land Planning and Development (Guernsey) Law, 2005, horticultural premises, including redundant glasshouse sites and any ancillary structures, are treated as agricultural land and are therefore considered greenfield land.

3 dwellings were permitted on greenfield sites this quarter, each were for the conversion of one packing shed to form a dwelling, one at Rue De L'Arquet, St. Peter's (Outside of the Centres), one at Les Nouettes, Forest (Outside of the Centres) and one at Route De La Hougue Du Pommier (Outside of the Centres).

Types of development and dwellings permitted

The types of development and dwellings permitted this quarter are as follows:

Type of development	Use Class					Total
	Detached house (1a)	Semi-detached / terraced house (1b)	Flat (2)	Sheltered housing (3) ³	House in Multiple Occupation (6)	
New build	2	0	16	0	0	18
Re-develop	2	13	6	2	0	23
Sub-division	0	3	1	0	0	4
Conversion	1	0	2	0	0	3
Loss of units	0	0	0	0	0	0
Total	5	16	25	2	0	48

Figure 5: Types of development and dwellings permitted

The numbers of dwellings shown in Figure 5 relates to the net number of dwellings in each development e.g. where 3 new dwellings replace 1 dwelling this is counted as 2. The size and type of new dwellings permitted this quarter are shown in Figure 6. 53 new dwellings will replace 5 dwellings as shown in Figure 7, giving the net figure of 48 dwellings permitted this quarter. The size and type of new dwellings permitted this quarter are as follows:

Number of bedrooms - New Dwellings						
Unit type	1	2	3	4+	HMO	Total
Detached	1	1	4	2		8
Semi-detached	2	6	2			10
Terraced		3	5			8
Flat	13	12				25
Sheltered	2					2
Total	18	22	11	2		53

Figure 6: Size and type of dwellings permitted this quarter

The size and type of dwellings to be replaced by the above permissions are as follows:

Number of bedrooms - Replaced Dwellings						
Unit type	1	2	3	4+	HMO	Total
Detached		3	1	1		5
Semi-detached						
Terraced						
Flat						
Sheltered						
Total		3	1	1		5

Figure 7: Size and type of dwellings to be replaced by the dwellings permitted this quarter

³ Sheltered Housing is a group of dwellings affording facilities and support services especially suited to the needs of older, disabled or other persons with particular needs (including the on-call assistance of a warden) as a permanent residence.

There was no new specialised housing permitted this quarter. Specialised housing includes housing units with care provided to residents such as extra care accommodation, nursing and residential homes and other accommodation for people in need of care.

Affordable Housing⁴

IDP Policy GP11 requires proposals for development resulting in a net increase of 20 or more dwellings to provide a proportion of the developable area of the site for Affordable Housing. In some cases the provision of units or, in exceptional cases, off-site land or unit provision is permitted. In addition, some permissions are given for Affordable Housing exclusively (such as developments by the Guernsey Housing Association).

No sites had a Policy GP11 Affordable Housing requirement this quarter. Permission was granted for an affordable housing unit at Le Grand Courtil, St Martin, for the Guernsey Housing Association (one sheltered housing unit).

To date, under the IDP, Policy GP11 has yet to be relevant to a planning proposal and there has therefore been no land or units provided for Affordable Housing as a proportion of a developable site area as a direct result of this policy. However, 57 Affordable Housing units have been permitted under other IDP policies.

Delivery of housing - Developments Commencing and Completed

Whilst the housing supply requirement in the IDP relates only to the number of permissions granted, it is also useful for monitoring of the States Strategic Housing Indicator to monitor how many of these permissions get built (are taken-up). The annual rate of take-up is analysed in the Annual Monitoring Report.

Figure 8 shows that the total number of dwellings commencing construction this quarter is 39 (all private market). This is 12% of the total number of dwellings under construction (328). Figure 8 shows that the total number of dwellings completed construction this quarter is 21 (all private market).

	Commencements Private		Commencements Affordable		Completions Private		Completions Affordable	
	Sites	Units	Sites	Units	Sites	Units	Sites	Units
Main Centres	7	36	-	-	3	20	-	-
Local Centres	1	0	-	-	-	-	-	-
Outside Centres	6	3	-	-	1	1	-	-
Total	14	39	-	-	4	21	-	-
Running total since IDP adoption	108	201	7	117	72	169	7	93

Figure 8: Developments commencing and completing during the quarter

⁴ Affordable Housing is for those households whose needs are not met by, or who cannot afford, accommodation in the private sale or rental market without assistance. It is normally provided through the States of Guernsey or a registered Housing Association.

Figure 9 shows how many dwellings were permitted in each year (including outline permissions) and how many dwellings have been completed from each year.

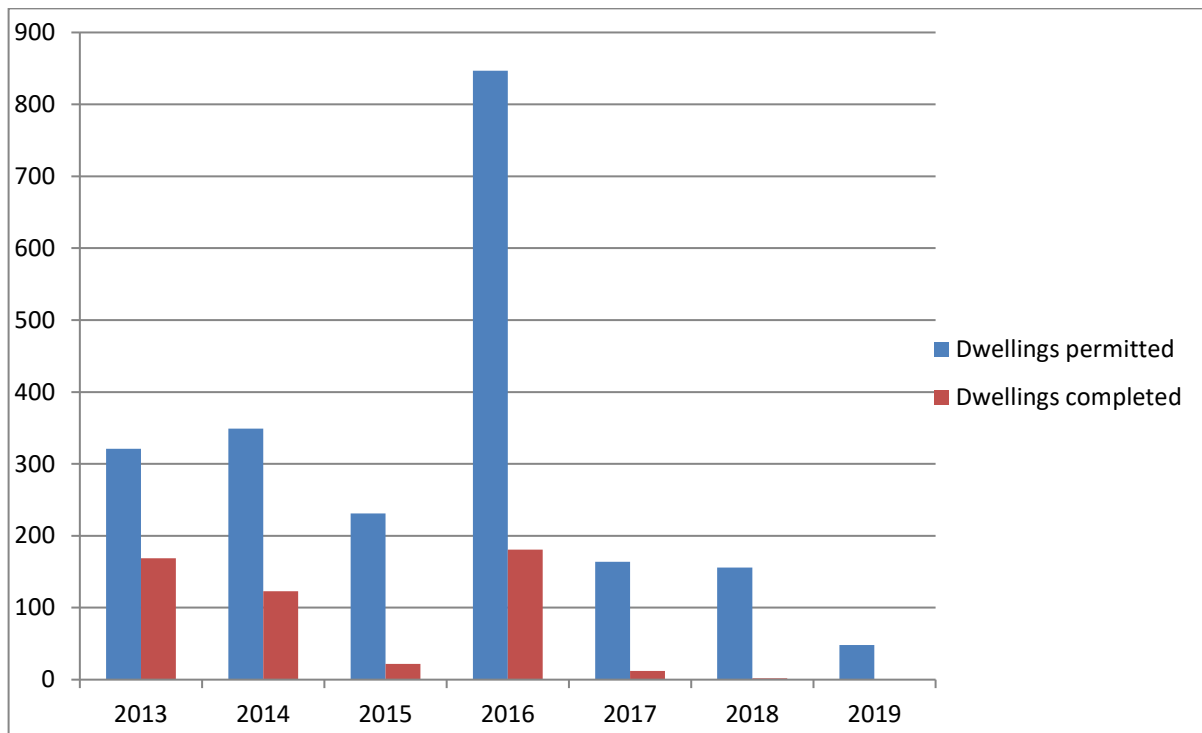


Figure 9: Dwellings permitted (net) and dwellings completed from the permissions in each year (2013 to date)

Delivery of housing – Source of the supply

In accordance with the requirements of the Strategic Land Use Plan the IDP identifies a minimum five year land supply for housing. At the time the IDP came into force the annual Strategic Housing Indicator was 300 additional new dwellings per year giving a five year land supply requirement for 1,500 dwellings. In July 2018, the States resolved to agree the States Strategic Housing Indicator be set at creating 635 new units of accommodation between 2017 and 2021, with a plus or minus variance of 149 new units. Below is a review of the supply in relation to the new indicator. It should be noted that the indicator relates to the creation of new dwellings not the supply of land through the planning system. The supply of land must be sufficient to allow for the development of at least the number of units expressed as the States Strategic Housing Indicator. The States has no control over implementation of planning permissions and this is why the Indicator is not expressed as a target.

There will be a review of housing land supply before five years from the adoption of the IDP (November 2021), unless monitoring indicates a more urgent need to review the land supply sooner. As the new Strategic Housing Indicator of 635 new units of accommodation between 2017 and 2021 (+/- 149 units) is substantially lower than the former Strategic Housing Indicator of 1,500 units over the same period of time (300 units per year) there will be no immediate requirement to amend the IDP to identify additional housing land supply.

As the IDP has provided for a five year supply of housing land at the former higher requirement this will be taken into account when providing for the next five year housing land supply in accordance with the SLUP.

The methodology used to identify the supply of land for housing to meet the housing indicator (the Strategic Housing Land Availability Assessment, 2014 (SHLAA)) identifies a 5 year supply of housing based on:

A. Dwellings with permission / under construction	713
B. Allocated sites	718
C. Windfall allowance	150-300

A summary explanation of the methodology used to identify the supply of land for housing is available [here](#) ('Approach to the Housing Sites Allocations in the Draft Island Development Plan, December 2014').

A. Dwellings with permission / under construction

The current pipeline supply (dwellings with permission or under construction) is 774 dwellings. See [Figure 1](#) above.

B. Allocated sites

There are 15 housing allocations in the IDP in the Main Centres and Main Centre Outer Areas which are identified to be used for housing development including ancillary complementary development. The progress in the delivery of housing on these sites is set out in [Figure 10](#) below.

Housing allocation sites	Progress	Net units in quarter	Net Units
Belgrave Vinery	None		
Bougourd Ford	Draft Development Framework published		
Braye Lodge	Development Framework adopted		
Cleveleys Vinery	Development Framework adopted		
Education offices	None		
Priaulx Garage	Permission 2017 (under construction)		19
Franc Fief	None		
King's Club	Under construction		13
La Vrangue	None since the adoption of the IDP		
Les Bas Courtils	Permission for works to house / barn 2017		5
	Development Framework adopted		
Maurepas Road	Permission 2018		6
Petites Fontaines	Permission 2016		10
Pointues Rocques	Development Framework adopted		
Saltpans	None		
Warry's Bakery	Development completed		20
Total units (net) permitted on allocations			73

[Figure 10: Progress of housing site allocations](#)

This quarter no additional dwellings were permitted on an allocated housing site. To date 73 dwellings have been permitted on allocated sites. Remaining supply from allocated sites is therefore c.645 dwellings. 53 of these dwellings form part of the pipeline supply.

C. Windfall allowance

The 'windfall' allowance⁵ (sites other than the allocated sites) in the 5 year supply methodology used in the SHLAA (2014) is up to 20% i.e. up to 20% of 1500 dwellings which is 300 dwellings over 5 years. This equates to up to 15 dwellings per quarter. This quarter 48 dwellings were permitted on windfall sites. To date since the adoption of the IDP 344 dwellings have been permitted on windfall sites.

The windfall allowance was based on the former housing indicator (300 dwellings per annum) and historic trends. It is not a target but is monitored here to inform future iterations of the SHLAA. The windfall allowance will be reassessed as part of the update of the SHLAA alongside the housing land supply review before the 5 year point of the IDP.

Housing supply

In summary, the current housing supply is shown in **Figure 11**.

Source of housing supply	Q1 2019	Q4 2018	Q3 2018
Dwellings with permission / under construction	774	767	782
Remaining capacity on allocated sites	645	645	645
Windfall allowance	150-300	150-300	150-300
Total	1719	1712	1727
(with full windfall allowance)			
Years supply⁶	10.9-17.7	10.9-17.6	11.0-17.8
(based on 97-157 dwellings per annum, (with full windfall allowance))			

Figure 11: Source of housing supply

Delivery of housing - lapsed permissions

Full planning permission is generally granted for a period of three years, after which time the permission will expire, unless building works have already commenced. The data in this section therefore relates to those full planning permissions expiring in the first quarter of 2019 which were approved in the first quarter of 2016.

⁵ In the Strategic Housing Land Availability Assessment (SHLAA) only sites of 0.25 acres (0.1 Ha, 0.6 vergée) and over or that could provide 5 or more dwellings have been identified as contributing to the supply of land. It was envisaged that mainly sites below this threshold would contribute to windfall provision, although sites over this threshold may come forward as windfall. The Plan does not include housing site allocations in the Local Centres or Outside of the Centres and the SHLAA did not include those locations in the land supply. Any dwellings permitted in these locations would form part of the windfall provision.

⁶ The 'Years Supply' is an indicator to illustrate how the current supply of housing through the planning system compares to the requirement of the Strategic Land Use Plan to provide a 5 year supply in the Island Development Plan (IDP) (at the time of the adoption of the Plan). This is not a target but tracks the progress of the implementation of the IDP. A supply of less than 5 years would indicate that further housing sites may be required to be allocated through a review of the IDP. A continuous supply of 5 years is not a requirement.

During this quarter, no full planning permissions, of the 108 full permissions granted in 2016, lapsed without being taken up for development – see [Figure 12](#) below. 78 of the 2016 permissions have been taken-up to date.

Location	Lapsed Permissions Q1 2019	Lapsed Permissions 2016	Lapsed Dwellings Q1 2019	Lapsed Dwellings 2016
Main Centres	-	-	-	-
Local Centres	-	-	-	-
Outside of the Centres	-	-	-	-
Total	0	0	0	0

Figure 12: Permissions lapsing during the quarter and 2016

Note: Lapsed permissions can relate to a replacement dwelling on a one-for-one basis so that there is no net increase or decrease of units. Therefore, the number of dwellings not built as a result of permissions for redevelopment lapsing may not necessarily reflect the number of permissions lapsing.

3. Employment Development

Introduction

The Island Development Plan (IDP) has an objective to 'support a thriving economy'. The Plan makes provision for a range of new employment developments throughout the Island where they make a positive contribution to the sustainability of a strong local economy.

The indicators used in this monitoring reflect the Island Development Plan policy approach to employment uses:

Offices – the IDP's approach to office use is to focus this use in the Main Centres, where there are existing clusters of offices, while recognising the need for large floorplate office space with the allocation of an Office Expansion Area at Admiral Park (for floorplates over 1000m²). The IDP also seeks to retain existing offices in Main Centres but allows for smaller premises under 250m² to change use, to address an oversupply of, mainly tertiary, small office space. New offices are also supported in Local Centres where they are of an appropriate scale for the Local Centre concerned. Outside of the Centres, new office development is supported through conversion of redundant buildings only.

Industry and Storage & Distribution - the IDP's approach to Industry and Storage & Distribution reflects the findings of the Employment Land Study 2014 (also see the Employment Land Study, Update Report, 2017) that the Island is now over-provided with industrial and storage and distribution premises. In managing change in this sector it is recognised that there remains a need to specifically protect some land for Industry and Storage & Distribution to ensure suitable land is available that can be readily developed for a range of industrial and storage/distribution purposes. The IDP, therefore, seeks to protect certain areas for industry and storage and distribution uses – Key Industrial Areas (KIAs) and Key Industrial Expansion Areas (KIEAs).

The IDP directs industry and storage uses toward the KIAs and KIEAs, and also supports industrial use elsewhere within the Main Centres. Within the Main Centres and Main Centre Outer Areas new industry and storage use is also possible through conversion of a redundant building. In Local Centres these uses are also supported where they are of an appropriate scale for the Local Centre concerned. Outside of the Centres, these uses are supported at the KIEA at La Villiaze, St Saviours, and on redundant glasshouse sites under certain circumstances and through conversion of redundant buildings.

The IDP supports, in principle, the continued use, extension, alteration and redevelopment of existing industrial and storage sites throughout the Island and is generally supportive of change of use away from employment uses outside of the KIAs.

The purpose of the quarterly employment monitoring is to monitor the supply of employment premises and land in the Island arising through the planning system and premises and land available to the market for let and/or for sale. The information on premises available to the market is provided every second quarter to match long term trends in monitoring and reflect the pace of change in the market. The monitoring does not

include the implementation of permissions as change of use permissions can be carried out without the need for a building regulations licence and some change of use can occur without the need for planning permission. In both cases the Planning Service will not have a record of commencement and completion of the change. The marketed premises data provides an alternative analysis of demand and includes the 'take-up' of premises.

The types of employment land and premises monitored are Offices (use classes 15, 16 and 17), Storage or Distribution (use classes 22 and 23) and Industrial (use classes 24, 25, 26 and 27).

It is recognised that other sectors, particularly retail and the visitor economy, make a significant contribution to employment in the Island. These uses are monitored on an annual basis as part of the Annual Monitoring Report.

Approvals this period

Between 1st January 2019 and 31st March 2019 planning permission has been given for the following net change in floor space (m²):

Use Class	Financial & professional office (15)	Administrative office (16)	Temporary office (17)	General storage or distribution (22)	Special storage (23)	Light industry (24)	General industry (25)	Special industry (26)	Waste (27)	TOTAL
Location										
Main Centres		3113		-375						
Local Centres						37				
Outside of the Centres	-36			36						
TOTAL	-36	3113		-339		37				2775

Figure 13: Net change in floor space (m²) by Use Class granted planning consent between January-March 2019

In summary, offices - net total of 3077m² permitted; industry - net total of 37m² permitted; storage or distribution - net total of -339m² permitted.

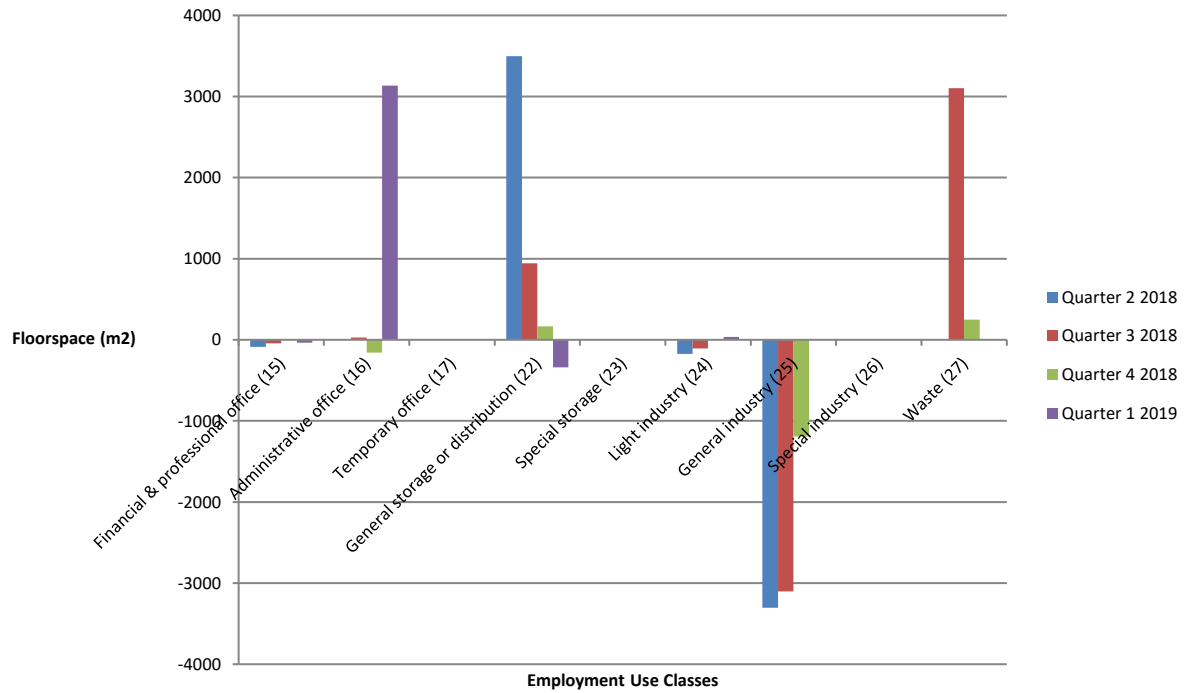


Figure 14: Employment floorspace approved

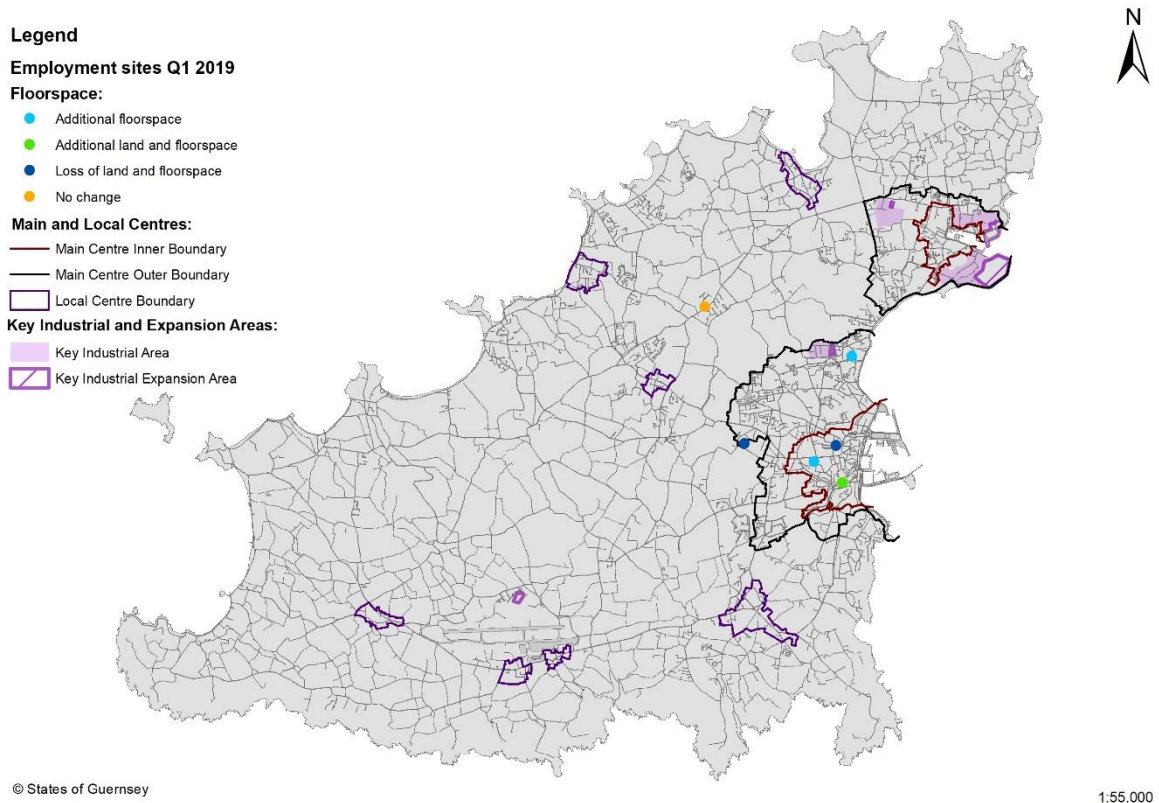


Figure 15: Employment sites approved in quarter

- There were 5 permissions granted in the quarter that included a change in floorspace. These were all in the Main Centres. These were for reserved matters for

erection of a mixed use development, including office space, in an Office Expansion Area; the demolition of storage buildings to make way for residential use; a change of use from retail to light industrial; a change of use from public amenity to office; and, the change of use of offices to public amenity for educational purposes.

- 1 permission was Outside of the Centres with no change in floorspace to change the use of an office building to a storage facility.

Trends in supply of Employment Floorspace

The supply of employment land and floorspace through the planning system is often irregular, with applications for relatively large floor areas being submitted on an infrequent basis. The following table indicates, in broad terms, increases and decreases in floor space for each use class granted planning permission over the quarter in comparison to previous periods:

Use Class	Change over 1 st quarter 2019	Change over 4 th quarter 2018	Change over 3 rd quarter 2018	Change over 2 nd quarter 2018
Financial & professional office (15)	↓	-	↓	↓
Administrative office (16)	↑	↓	↑	-
Temporary office (17)	-	-	-	-
General storage or distribution (22)	↓	↑	↑	↑
Special storage (23)	-	-	-	-
Light industry (24)	↑	-	↓	↓
General industry (25)	-	↓	↓	↓
Special industry (26)	-	-	-	-
Waste (27)	-	↑	↑	-

Figure 16: Net change in floor space by Use Class granted planning consent over the period

The above figures should be taken as a snapshot in time. Analysis of changes over a longer period of time will be provided in the Annual Monitoring Reports to give a more accurate picture of trends.

Summary: Employment Land

The Employment Land Study 2014 forecasts a need for around 2.26ha less industrial and storage & distribution land (sites with or without premises) over the 10 year life of the Island Development Plan. This quarter a net total of -0.1527 ha of land was given permission for an industrial or storage or distribution use. This compares with a loss of -0.12ha in the previous quarter.

The sites added / lost from the supply of industrial or storage or distribution land were:

- Demolition of storage buildings to create 8 houses at Route Isabelle St Peter Port (-0.16ha).
- Change of use of retail to light industrial at Mansell Street St Peter Port (+0.0037ha).

- Change of use from a bank to storage and distribution at Landes Du Marche Vale (+0.0036ha).

	Net change over 1 st quarter 2019	Net change over 4 th quarter 2018	Net change over 3 rd quarter 2018	Net change over 2 nd quarter 2018
Industrial Land	0.0037	-	-	-0.034
Storage & Distribution Land	-0.1564	-0.12	0.42	0.003
Total	-0.1527	-0.12	0.42	-0.031

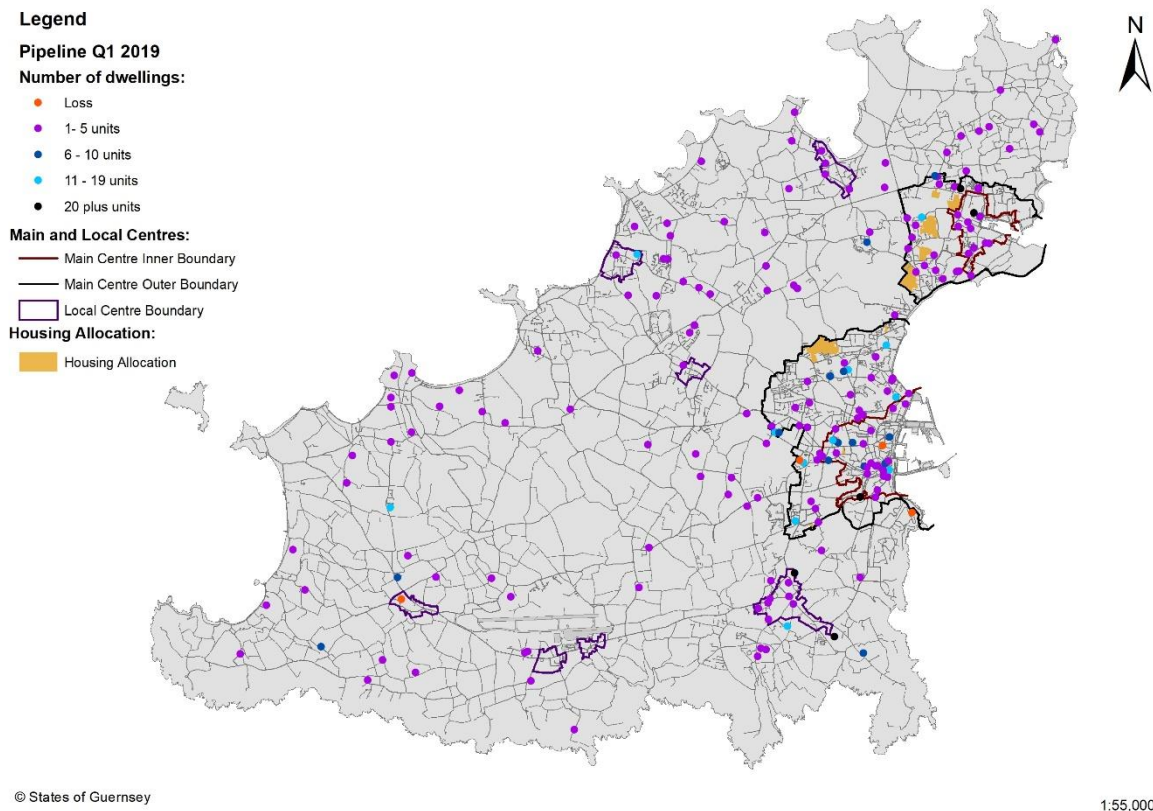
Figure 17: Net change in industrial and storage & distribution land over the period (hectares)

Appendix 1 – Pipeline Housing Supply – detailed ‘Centres’ analysis

Location	Number of dwellings			Total
	Full permissions (work not commenced)	Outline permissions	Under Construction	
St Peter Port MC	65	-	64	129
St Peter Port MCOA	45	-	109	154
St Sampsons / Vale MC	115	-	8	123
St Sampsons / Vale MCOA	30	-	83	113
Total MCs	255	-	264	519
Cobo Local Centre	17	-	-	17
Forest Local Centre	-	-	-	-
Forest West Local Centre	-	-	-	-
L'Aumone Local Centre	-	-	-	-
L'Islet Local Centre	4	-	-	4
St Martin's Local Centre	42	-	2	44
St Peter's Local Centre	-1	-	-	-1
Total LCs	62	-	2	64
Outside of the Centres	129	-	62	191
Total	446	0	328	774

MC – Main Centre

MCOA – Main Centre Outer Area



Contact Us for further information and advice at: Planning Service, Sir Charles Frossard House, St Peter Port. GY1 1FH Telephone 01481 717200 Email planning@gov.gg

This monitoring report is issued by the Planning Service for information only. It does not form part of the Island Development Plan (2016). The Development & Planning Authority does not accept any liability for loss or expense arising out of the provision of, or reliance on, any information given. You are recommended to seek advice from an independent professional advisor where appropriate.

Have you visited our website? Go to www.gov.gg/planningandbuilding for monitoring reports, the Island Development Plan, technical reports, guidance material and other planning information, including how to obtain pre-application advice and how to submit a planning application.

Copies of the text of the Island Development Plan (2016) are available from Sir Charles Frossard House. Copies of legislation are available from the Greffe. Electronic copies are also available at www.guernseylegalresources.gg.