

Preparing a draft Local Planning Brief for the St Peter Port and St Sampson Harbour Action Areas

In March 2022, the States directed the Development & Planning Authority (D&PA) to produce a Local Planning Brief (LPB) for the St Peter Port and St Sampson Harbour Action Areas (HAAs). The HAAs were first identified in the Island Development Plan (IDP) as areas having significant potential for inward investment and commercial development and expansion; development and support of the visitor economy; leisure, recreation and cultural opportunities; the improvement of the appearance and accessibility of public spaces; and the enhancement and reinforcement of the historic setting of the harbours.

In order to realise the potential of the HAAs, the IDP identifies the requirement for an LPB to be prepared for both areas which will set the policy framework and a high-level approach towards the prospective development of Guernsey's two main harbours and the immediately surrounding areas. The LPB will consider the current and future issues and opportunities facing each area and identify themes of development to be supported in order to address the issues and opportunities identified, taking into account the interaction and interplay between the two HAAs and the wider east coast.

Tibbalds Planning and Urban Design have been commissioned by the D&PA to prepare the draft LPB for the HAAs, which is expected to take 18 months to be completed. In preparing the LPB, consideration will be given to previous studies undertaken relating to the HAAs and wider east coast, as well as alignment with existing and upcoming States' strategy and policy. Engagement will be undertaken in order to identify the extent of the key issues and opportunities arising within the HAAs, which will inform the preparation of the proposals and policy guidance within the draft LPB.

The draft LPB will be subject to pre-publication consultation with statutory consultees, public consultation once the draft LPB is published, consideration by an independent Inspector through a public Planning Inquiry and final consideration and adoption by the States of Guernsey.

Once approved by the States the LPB will be part of the IDP and will set out the land use policies with which all development within the designated HAAs must comply. It will also offer a valuable framework to help achieve a coordinated approach to development in order to maximise the positive potential of these areas to deliver multiple economic, social and environmental objectives of the States of Guernsey to the benefit of the wider community. The LPB will give policy direction and practical guidance to developers and others as to how a site could be developed beneficially in terms of land use and actual form of development. This will ensure that larger, strategic development schemes are well planned from the outset, providing a mixture of social, environmental and commercial activities, in accordance with statutory policy and a high-level plan for the locality which has been adopted by the States.

Process and Timescales

The process which must be followed to prepare an LPB and obtain States' approval are set out in the Planning Law and associated Ordinances and Regulations. An overview of the

process is set out below that shows the times when representations can be made. Research and drafting of the LPB will take place in 2023 and early 2024, the draft LPB will be published, consulted on and taken to a Public Inquiry in 2024, and the States will debate the draft LPB in 2025.

- 2023
 - Research and evidence gathering
 - Drafting of Local Planning Brief

- 2024
 - Pre-publication consultation on Local Planning Brief with statutory consultees
 - Publish draft Local Planning Brief
 - Public consultation on Local Planning Brief
 - Public Inquiry: Initial representations stage (representations can be made)
 - Public Inquiry: Further representations stage (representations can be made)
 - Public Inquiry: Hearings (reviewing representations made and issues raised)
 - Public Inquiry: Independent Planning Inspector's report received (Public Inquiry closes)
 - Drafting of Policy Letter to accompany Local Planning Brief

- 2025
 - States Debate (if the States Debate seeks material amendments, this will re-open the Public Inquiry before anything is decided) (representations can be made to Deputies at this stage)
 - Approved Local Planning Brief