P.2026/72 Amdt 3

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

24th November, 2026

Proposition No. P.2026/72

Development & Planning Authority

Review of the Island Development Plan- Development & Planning Authority Recommendations

AMENDMENT

Proposed by: Deputy S Williams
Seconded by: Deputy S Kazantseva-Miller

To insert an additional proposition as follows:

"SHOULD PROPOSITION 10 CARRY

11. To direct:

a) the Development & Planning Authority to produce a Development Framework for the L'Aumone Regeneration Area in consultation with the Policy & Resources Committee, the Committee for Housing, the Committee for Health & Social Care and the Committee for Employment & Social Security by June 2028; and

b) the Policy & Resources Committee to make available from 2027 the sum of up to £200,000 from the budget reserve for the purpose of producing the Development Framework; and

c) the Committee for Housing to produce a Master Plan for the L'Aumone Regeneration Area in consultation with the Policy & Resources Committee, Committee for Health & Social Care and the Committee for Employment & Social Security.".

Rule 4(1) Information

a) The proposition(s) contribute(s) to the States' objectives and policy plans by identifying opportunities for the co-location of specialised housing and services for residents. Thereby contributing to both the Foundations for our Future and Sustainable Wellbeing areas of focus identified through the Government Work Plan

b) In preparing the proposition there has been no consultation with stakeholders, notice was provided to the Policy & Resources Committee, Committee for Health and Social Care, and Committee for Employment & Social Security but there was not sufficient time for a considered response to be provided.

c) The proposition has been submitted to His Majesty's Procureur for advice on any legal or constitutional implications.

d) The financial implications to the States of carrying the proposal into effect are additional expenditure of up to £200,000 for the production of a Development Framework, the Committee for Housing believes the Master Plan can be produced from funds available as part of seed funding for the Affordable Housing Development Programme, and in future through funds it will request be made available for the continuation of this Programme.

e) Drafting advice has been sought from the States' Greffier and advice has been sought from the Officers of the Development & Planning Authority.

g) It is believed that the availability of affordable housing can be considered a limiting factor in Guernsey's economic competitiveness. The cost of housing makes it challenging to retain working age people on island. Similarly the availability of a strong healthcare service can be attractive in respect of Guernsey as a place to do business, however the effects would appear largely indirect.

Explanatory note

During the recent debate on the Children's Services Hub (P.2026/68), a successful amendment was put forward to direct the allocation of several sites for the purpose of Affordable or mixed-use Housing, subject to them being released from their existing uses by the creation of the Children's Services Hub. Two sites proposed to be released were not included in that amendment, these being Perruque House and le Carrefour. The reason these sites were not included is because their planning status was contingent on the outcome of the debate on the partial review of the Island Development Plan.

Assuming the applicable Proposed Plan Amendments are approved by the States, the future use of the sites for housing becomes feasible. The wider area appears likely to have a number of uses including for Health & Social Care purposes. The co-location of specialised housing with these services may prove complimentary, allowing service users access to facilities they need, and allowing for more efficient staffing. The Committee for Housing is keen to explore opportunities in conjunction with the Committee for Health & Social Care and the Committee for Employment & Social Security (noting the consideration of long-term care funding for the latter). As this is likely to be a complex matter, it is imperative that work on a Development Framework commence as soon as possible.

Housing is identified as a significant need on the island and one key subset of that is specialised housing. This form of housing has very specific design and development considerations and it seems unlikely that there will be opportunities to co-locate services and accommodation in a complimentary manner with sufficient space to allow for the development of a community which is adjacent to but not subsumed by services.

Noting that the Development & Planning Authority will have competing resource demands, this amendment also seeks to put funding in place specifically for this project. It is noted that in 2021 a Development Framework for a regeneration area in St Peter Port cost in the region of £155k, an RPIX based uplift has been applied to this figure to reach the figure included above. It is hoped that the Development Framework for the L'Aumone regeneration area would be simpler and therefore less costly, as such the figure presented should be seen as an upper limit.

There are also resourcing implications for the preparation of the Master Plan. The Committee for Housing is in the process of putting together a funding request for the next phase of the Affordable Housing Development Programme, and in the interim has secured seed funding for some staffing. Although this funding request does not necessarily include funding to deliver housing on the L'Aumone site, it does include

funding for a staff resource and contractor budget which could assist with exploratory work for future phases of the Affordable Housing Development plan. As such it is not envisaged that this will result in any extra cost not already captured by the intended funding proposals.