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 N. Inder
Seconded by: Deputy L. van Katwyk

In proposition 10, after "Propositions 1-9" add "and subject to the following additional changes:

a) in Appendix 2 and Appendix 3 to the Policy Letter, delete proposed amendments PAMA36, PAMA37, PAMA48, PAMA103 and PAMA104 (see pp. 124, 125, 139, 244 and 246 of Appendix 2 and pp. 121, 122, 137, 333 and 334 of Appendix 3), and

b) substitute paragraph 17.3.2 as set out in Appendix 3 with the following:

"17.3.2. Current agricultural practise in Guernsey centres on the dairy industry but also includes outdoor vegetable growing and a range of small holdings. Although agriculture plays a relatively small part in Guernsey's economy it has a valuable land management function, protecting and enhancing the countryside and providing visual access to open space. Farmers operate across a scattered pattern of generally small fields, the result of a history of dairy farming, which can constrain viability but which typifies the traditional, small scale and intricate landscape. In seeking to facilitate a viable rural economy, the farming industry should be protected as much for the role it plays in land management as for its produce.", and

c) substitute paragraph 18.1.2 as set out in Appendix 3 with the following:

"18.1.2. There are four categories of Leisure and Recreation uses Outside of the Centres:

1. Formal Leisure – includes cinemas, museums, formal events/performance spaces, theatres, conference facilities;
2. Indoor Formal Recreation – includes leisure centres, sports hall (specific or multi-functional), swimming pools, indoor equestrian centres, gymnasiums, indoor bowls;
3. Outdoor Formal Recreation includes – sports pitches, outdoor activity centres, equestrian related activities, motor sports, golf courses, outdoor bowls, rifle range, play areas. This category includes outdoor facilities provided at Foote's Lane, King George V, Victoria Avenue playing field and the Track, Fort Le Marchant Rifle Range;
4. Informal Leisure and Recreation – includes civic spaces and informal event spaces, nature walks, woodlands, cliff paths, commons, parks and formal gardens, allotments and development ancillary to the use of beaches and the coast.", and

d) in the Glossary set out in Appendix 3, substitute the row for the term "Informal Leisure and Recreation" with the following:

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Informal Leisure and Recreation	The Leisure and Recreation policies refer to different categories of leisure and recreation facilities, which group uses to take into account their different functions and impacts. Informal Leisure and Recreation includes civic spaces and informal event spaces, nature walks, woodlands, cliff paths, parks and formal gardens, allotments, and development ancillary to the use of beaches and the coast. This list is not exhaustive and any proposal that is not included will be considered on its merits taking into account the functionality of the proposed development and the impact it may have on a location.

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Rule 4(1) Information

a) The proposition contributes to the States' objectives and policy plans by furthering social wellbeing and sustainable development in accordance with the Strategic Land Use Plan.

b) The Development and Planning Authority (DPA) has been consulted.

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

d) There are no financial implications to the States of carrying the proposal into effect.

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

Explanatory note

The Island Development Plan (IDP) distinguishes between commercial and non-commercial agriculture. The IDP has identified the Agriculture Priority Area (APA), which represents the Island's most valuable agricultural land. The APA prioritises commercial farming over other legitimate land uses (Policy OC5). The non-commercial production of food and flowers by individuals is considered to be informal outdoor recreation.

At the time of drafting the Proposed Plan Amendments as part of the IDP Focused Review, issues were raised around what is considered a 'small holding' and what is considered 'hobby farming'. The UK definition of 'small holding' is an area between one and fifty acres, but at this point in time there has been no definition for small holdings established for the Guernsey context. Hobby Farming is referenced in the IDP without a clear definition or explanation. The relevant Proposed Plan Amendments aimed to clarify these terms within in the IDP, as well as ensuring a consistent approach when determining whether a proposal is for commercial or leisure use.

The Development & Planning Authority (DPA) is proactively exploring whether there is a demand for more access to Agricultural Land for the purposes of domestic food production. Concerns have been raised that there is a gap between domestic growing and full-scale commercial growing that is not appropriately supported. The DPA are actively consulting stakeholders concerning the definition of small holdings. It is therefore considered more appropriate to remove these minor amendments and

instead prepare planning guidance on this matter once the consultation has been completed.

For the avoidance of doubt, the amendments referred to above relate to minor amendments and clarifications which are considered minor in nature and do not change the intention of any approved planning policy.