P.2026/72 Amdt 5

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

To insert, in Proposition 7, immediately after the words "Appendix 2" the following words:

"subject to the development of the Two Acres Priority Affordable Housing Allocation not exceeding 15 dwellings and that paragraph 12.1.13 of Appendix 3 to the Policy Letter to be revised by adding the following at the end:

"Development of the Two Acres Priority Affordable Housing Allocation is not to exceed 15 dwellings.""

Rule 4(1) Information

a) The proposition contributes to the States' objectives and policy plans by balancing the need for housing against the desire for sustainable development as set out in the Strategic Land Use Plan.

b) This is a Development & Planning Authority Amendment.

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 and Officers of the Development & Planning Authority.

Explanatory note

This amendment imposes an upper limit of 15 dwellings that could be approved by the Development & Planning Authority on the Two Acres Priority Affordable Housing Allocation.

The focused review of the Island Development Plan included a Density Study and a Strategic Housing Land Availability Assessment "SHLAA". Under the SHLAA assessment, 26 dwellings is the estimated amount of development at Two Acres. The proposed amendment reduces this to 15 dwellings in total, amounting to 30 dwellings per hectare. It is based on concerns raised to the DPA and enables the States to consider approving the allocation of the site at a lower density.

If this amendment is approved, the States would no longer have the option of considering the allocation without a fixed cap on the number of dwellings, as originally proposed by Proposition 7 of the Policy letter.