

23/07/2024



Sent to – IDP Review committee via email.

Ref - Island Development Plan Review

Dear Members of the Island Development Plan Review Committee,

We are writing to express our concerns and provide constructive feedback regarding the current draft of the Island Development Plan (IDP). Upon reviewing the draft, several critical issues and opportunities for improvement have been identified, which we believe must be addressed to ensure the plan's success and viability.

- Firstly, it is evident that there is available land adjacent to the hospital that has not been allocated for development. This land could accommodate 80-100 housing units, which would significantly contribute to our housing needs.
- Secondly, the strategy of utilising existing sites acquired by the States of Guernsey (SOG) solely for affordable housing poses a risk of creating mono-tenure developments. This approach could lead to social and economic imbalances within our communities.
- Moreover, the estimation of private housing sites appears to be flawed. It is plausible that the actual availability of these sites could be over 100% greater than what is currently projected. Accurate assessments are crucial for effective planning.
- The Guernsey Housing Association (GHA) is actively seeking sites that can accommodate 15-50 units with a mix of tenures. This preference for mixed-tenure developments should be reflected in the IDP to promote balanced and sustainable communities. It is also concerning that there was no consultation with the GHA prior to the IDP review. Collaborative planning with key stakeholders is vital for creating a plan that meets the needs of all parties involved.
- Limiting the percentage split on affordable housing sites to 20% risks rendering these projects non-viable. A more flexible approach is necessary to ensure these developments can proceed successfully.
- The current IDP plans are unfeasible, and the targets for new affordable and private housing are unlikely to be met. The plan lacks commercial viability and risks failure without significant revisions.
- To address these issues, an additional call for sites is required. Furthermore, if the targets are not met within the first two years, a secondary call for sites should be implemented to ensure sufficient land supply.
- There is also a significant missed opportunity in utilising smaller sites through the call for sites. These smaller sites can offer quicker turnaround times compared to larger sites that face more infrastructure and planning challenges.
- The current IDP draft fails to prompt the necessary urgency for building new homes. A more proactive approach is needed to trigger the construction of new housing developments.
- The draft should explicitly allow for piecemeal housing developments. This would encourage investment and construction, contributing to a more dynamic and responsive housing market.

- Incorporating existing States sites into the IDP could provide valuable guidance for the construction industry in assessing feasibility and planning.
- Consideration should be given to funding the small number of sites allocated for affordable housing. This would support the development of these essential projects.
- The timeline of the IDP review urgently needs revision. Industry experts should be allowed to provide constructive feedback based on their commercial knowledge. Without this consideration, the revised IDP should not be approved.
- A further key consideration is clearly defining the total housing need broken down into numbers for private houses and private apartments, social housing, affordable housing, and key worker housing, and overlaying these requirements against existing infrastructure and amenity provisions.
- Finally, it is imperative to incorporate commercial thinking into the review process to create a deliverable plan. The current draft IDP is unworkable and inadequate in its present form.

Thank you for considering these points. We urge the committee to take these suggestions into account to develop a more viable and effective Island Development Plan. The Guernsey Construction Forum is available for consultation on these or any other matters relating to the Construction Industry at any time.

Best Regards

A handwritten signature in black ink, appearing to read 'John Bampkin', with a long horizontal flourish extending to the right.

John Bampkin
GCF Chairman